PICO UNION NEIGHBORHOOD COUNCIL
Zoning Land Use & Planning Committee

MINUTES
March 16, 2015 at 6:30 pm
Kolping House – Auditorium (Parking available)

PICO-UNION COMMITTEE – LAND USE MEETING
March 16, 2015

MINUTES

1. Call to Order

2. Roll Call

Erica Jung
Peter Shin
Mark Lee

(Presenting)
Ira Handelman and Karen Corletto of HC
Margaret Taylor of Apex LA
Vasanthi Okuma rep for Boos Development – the developer for CVS
Marc Tavakoli and Sherry Olson of Desi’s Coin Laundry

(7 people attended)

3. Welcome Message

4. Zoning Land Use & Planning Action items

a. Discussion and possible action Case No. Za-2014-3566Cu 2377 W. Pico Blvd, Los Angeles
   Conditional use request to allow 24hrs operation within an existing 3616 Sq foot Desi Coin Laundry
   – Sherry Olson and Marc Tavakoli – requests to allow them to operate 24hrs – have the support of the neighborhood
   - will install cameras of surveillance
   Available to answer questions
   1. Security measures – security cameras – 7 eleven offering 24hr surveillance
   - Exterior cameras 24/7 to look at lot
   - Concern regarding violations/crime – will keep community quiet and safe -
- 7Eleven – exterior cameras and 2 employees on late night shifts to insure security
- the LAPD didn’t have issue
- new-remodeled interiors and exteriors
- contacted Christopher Landry – officer for district 1 and 2
- Why 24hrs – request from the local community to stay open late
- Most costumers are Latinos, Students from USC – works best for them since they stay up late and work late
- modeling it after the 7Eleven at the intersection of Pico-Venice that stays open 24hrs
- open late since there is congestion at earlier times of the day
- How are customers getting access – the door will be kept open
- They have been operating as a coin laundry for 10 and 15 years
- Desi’s Coin Laundry is LA’s #1 on Google
- state of the art machines will installed and kept clean
- Exterior and interior will be kept very clean
- The premises has high ceilings, free-wifi, 6 flat screen televisions and a television that shows the camera activity

**Question by Erica** - Any plans to improve exterior lighting?
Marc T. – flood lights illuminate front and back.
- after hrs security to do regular drive bys – usually no security issues except when they were robbed because they were closed
- activity from 7eleven will aid in preventing theft

- 24hrs laundry on Vermont (7K sq. feet) – no security guard there, no 7eleven nearby, (the 7eleven sells only coffee and no liquor)

General meeting will decide whether to grant permission to Marc T. and Sherry Oslon’s request.

**MOTION Erica Jung motions to pass request**
- concern from PICO-UNION Committee – premises must remain clean 24/7
**MR. SHINN 2ND the motion**
**Roll Call** - All in favor of allowing Desi’s Coin laundry to remain open 24/7
  - Mr:Shinn (yes)  Erica (yes)  2—0.....................
**Next Pico-Union Committee Meeting will be held on April 6th at 6:30pm**

**B. Discussion about Case No. APCS2015-0428 2c2V(Cub) (ZV) 1300 W. Washington Blvd**
Zone Change conditional use permit: Construction of new 16572 Sq foot CVS with Parking Construction of 65-foot high monument sign 24hrs operation and off site sale of a full line of a Alcoholic beverages from 6am to 2am
1. Reps – Margaret Taylor reps Apex LA
   correction - case # 2c2v -( CC)
   **Request – zone change**
   - park and commercial zones around buildings – would like to change that
   and demolish the existing buildings on site
   - P1- Zoning – request zone change
   -Washington blvd – location of CVS
   - city request to clean up zoning – will do it
2. Condition of variants – going up to 65 ft in height – city limit is 44ft
   Apex/CVS request change to change height variants
- need to have visibility from freeway
- request permit for alcohol from 6am to 2am
- CVS hours of operation – 24hrs
- people work variety of hrs and would like it open 24hrs to have access
- not many drugs stores in this area
- better possibility for people to get prescription medicines
- most people don’t have transportation access and have that need
- CVS is investing in the area and construction site – landscaping, nice materials into building, - - - customer parking available on premises
- **Commercial corner ordinance (shopping store on corner of family neighborhood) – extra regulations – 50% transparency – nice atmosphere**

CVS building characteristics -
- 1 building 15K sq ft with mezzanine
- Code makes it a good project – great business sign, landscaping – will help community
- Property goes through to Washington & 20th
- Hoover & Arcaho – these buildings will be demolished during construction
- CVS Prop owner lives in the neighborhood
- **Landscape plan**- lot of shade producing trees,
- **Foreplan** – Washington and Hoover – stock rooms, have alternatives
- **Rendering** – respectfully investing in neigh. Wash & Hoover
- Visible from Hoover Avenue which will is also be front entrance to store

**General plan** -
1. CVS will be member of council
   - would like feedback and will incorporate suggestions

Questions -
Ira – met with Zussana and Chaves neigh. – will set up meeting to talk with schools and LAPD
- will be doing bilingual (Spanish and English) presentations

Mr. Shinn – it is a good thing to for CVS to come into the community
Erica recaps – sounds good, and accepts investment in the community
Lot C2-1 will not be demolished
- target is to higher within 2 mile radius - #15 employees per shift – 45 total if open 24hrs
- When hiring starts will work with PICO-UNION and neighborhood council in hiring process

**Community compost of** – Greeks, Philippine, Central Americans and Koreans

Will CVS negotiate liquor hrs – need to be flexible
- location close to USC
- Magnolia Place – CVS must communicate with them and make them aware of the project

- other store within 600 ft that sells liquor
- will have managers create good communication and relationships with the community

- Need to get entitlements in place & then building permit and construction
Boos Developer rep Vasanhti Okumafor CVS – 3 month process getting thru hearings after presenting to neighborhood council
- 6 month process to get permits in place
- 7 months for construction – opening in 2017

MOTION by Committee take project to Next Pico-Union Committee Meeting will be held on April 6th at 6:30pm
general meeting..... (Mr: Shin)..
Erica Jung – 2nd the motion ....
Roll call – Mr; shin (yes) Erica – yes 2-0 Pass

5.. Meeting Adjourned – all in favor- at 7:14pm
Peter Shinn put a motion to adjourn the meeting
Erica Jung – 2nd the motion
Roll call – Mr; shin (yes) Erica – yes 2-0 Pass