

# CITY OF LOS ANGELES CALIFORNIA

PICO UNION NEIGHBORHOOD COUNCIL

PICO UNION NEIGHBORHOOD COUNCIL  
Zoning Land Use & Planning Committee  
Member

Zoning Land Use & Planning

Erica Jung  
Committee Chair



Peter Sean  
Mark Lee

**PICO UNION NEIGHBORHOOD COUNCIL**  
**Zoning Land use & Planning Committee MEETING**  
MINUTES (AMENDED)  
**April 20 2015 at 6:30pm**  
**Kolping House – Auditorium (Parking available)**  
**1225 S Union Ave, Los Angeles, CA 90015**  
[www.picounionnc.org](http://www.picounionnc.org)

**1. Call to Order**

Track 23

Meeting started at 6:31pm

**2. Roll Call**

Mark Lee

**3. Welcome Message**

**4. Zoning Land Use & Planning Action items**

- a. **Discussion and possible action Case No:ENV-2015-1117EAF ZA2015-1116 CU 1129 W.Washington Bl. Los Angeles. Conditional Use request to convert an existing 13000 sqf warehouse into a body shop EAF Environmental Assessment.**

Presenters:

Ali Arian  
Joe Wetsel,  
Linda Holcomb,  
Mr. Odie,  
Jeffrey

Ali Arian is the owner of the body shop. He would like to build body shop in the building at 1129 West Washington Blvd.

Linda Holcom is the equipment liason with Sparyzone.net.  
Jeffrey is the owner of the building.

Mr. Odie presents a map of the construction, and states that there will be no changes to the building structure. The body shop will be a nest to the residential building. They have not received response or complaints from residents.

Mr Lee – please reach out to residents to get a response.

Linda Holcomb – presents a catalogue of the booth display. The booth costs \$150,000 and don't emit exhaust.

Ali says residents and commercial businesses within 1000 feet have been notified. We already have the licenses.

Jeffrey Gerber says it is a trading facility with the latest and greatest equipment. It has the outmost safety for pollution – the best of the best.

Linda – we have public notice documents regarding air quality, and have sent letters to the residents and commercial businesses to get approval from residents within 1000 square feet in a period of 45 days – 18 conditions.

Mr. Lee – we need a copy of the documents.

Linda – we will supply addresses of residents and commercial buildings.

Mr Lee – please come to the next board meeting to make a presentation on May 4, 2015 at 6:30pm. You must bring 15 copies of the plans and brochures. You must get signatures from the residents in building to allow businesses to be built. Eight board members have to approve the project.

**b. Discussion about Case No.: Dir 2015-0805 1250 S. Westmoreland Ave.  
93-unit senior housing comprised of two story over one story parking garage and six story  
over one story parking garage with 48 parking stalls and 103 bicycle spaces.**

Presenting:

Jesse Slansky – director of real estate development for Westmore Elden

Richard – the architect

Nick

Richard and Jesse present a map with details of the construction for the 93-unit senior housing structure. The building will have bike racks – 1 per unit as it is a city requirement.

**c. Discussion about Case No.: Dir 2015-0579 1255 S. Elden Ave.  
93-unit story, 100% affordable family apartments over story parking garage with 100 parking  
and 103 bicycle spaces.**

Presenting:

Jesse Slansky – director of real estate development for Westmore Elden

Richard – the architect

Nick

Michael, the architect, shows the map of the 93-unit affordable apartments for families. It will have 100 parking spaces and 103 bicycle spaces – rendered on the map.

Mr Lee asks: Any city benefits? Will you be seeking approval to manage pipeline, i.e. Apply for tax credit? Any funds? Are rents all restricted?

Slansky – we have received the funding from tax credits – costs of development subsidized by tax credits.

Mr. Lee - you must present this at the board meeting on May 4<sup>th</sup> at 6:30pm.

**5. Public comments on non-agenda items within the committee’s subject matter jurisdiction.**

**6. Board Member comments on non-agenda items within the committee’s subject matter jurisdiction.**

**7. Meeting adjournment.**

Meeting is adjourned at 6:44pm.

School 2481 W. 11<sup>th</sup> St. 4) Magnolia Ave. Elementary School 1626 S. Orchard Ave. 5) Tenth Street Elementary School 1000 Grattan 6) Pico Union Branch Public Library 1030 S. Alvarado St. 7) Toberman Recreational Center 1725 Toberman St. The Pico Union Neighborhood Council complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability. Upon request, the Pico Union Neighborhood Council will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure the availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Pico Union Neighborhood Council at (213) 738 - 0137 or please send an e-mail that states the accommodations that you are requesting to Picounion09@att.net.**Process for Reconsideration** - An official vote or action of the Board may be reconsidered upon request as follow: a.) Reconsideration may take place immediately following the original action or at the next regular meeting. A member of the Board, at either of the meetings shall make a motion to reconsider the action or decision. If approved by majority vote of the Board, the Board may immediately rehear the matter and take action. b.) A motion for reconsideration may only be made by a Board member who previously voted on the prevailing side of the original action or decision taken.**PROCESS FOR FILING A GRIEVANCE:** Any grievance by a Stakeholder must be submitted in writing to the Board of Governors. The Board of Governors shall then refer the matter to an ad hoc grievance panel comprised of 3 Stakeholders who are randomly selected by the Council secretary from a list of Stakeholders who have previously expressed an interest in serving from time-to-time on such a grievance panel. The Secretary will coordinate a time and a place for the panel to meet with the person(s) submitting a grievance and to discuss ways in which the dispute may be resolved. Thereafter, a panel member shall prepare and submit a written report to the Board outlining the panel's collective recommendations for resolving the grievance, no later than two weeks after it has met with the person submitting the grievance. The Board of Governors may receive a copy of the panel's report and recommendations prior to any meeting by the Board, but the matter shall not be discussed among the Board members until the matter is heard at the next regular meeting of the Board pursuant to the Ralph M. Brown Act. This formal grievance process is not intended to apply to Stakeholders who simply disagree with a position or action taken by the Board at one of its meetings. Those grievances can be aired at Board meetings. This grievance process is intended to address matters involving procedural disputes, e.g., the Board's failure to comply with Board Rules or these Bylaws, or its failure to comply with the City's Charter, the Plan, local ordinances, and/or state and federal law. In the event that a grievance cannot be resolved through this grievance process, then the matter may be referred to the Department of Neighborhood Empowerment for consideration or dispute resolution in accordance with the Plan.