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PICO UNION NEIGHBORHOOD COUNCIL
ZONING MEETING MINUTES
Thursday, September 25, 2014 at 6:30pm
Kolping House – Auditorium (Parking available)
1225 S Union Ave, Los Angeles, CA 90015
www.picounionnc.org

1. Call to Order 6:30PM

2. Roll Call

- ✓ Erica Jung
- ✓ Peter Sean
- ✓ Nikki Curado (excused absence)
- ✓ Israel Chaidez (absence not excused)

3. Welcome Message by Erica Jung

4. Zoning Land Use & Planning Action items

- a. Discussion and possible action on **Case No: Dir2014-1953(DB) (SPR)** 2800 W. Olympic Bl. 70 unit apartment building and site plan review for extra parking.

Mr. Kyo, Sung Project manager for Samson Design, informed the board that he was present during the last board meeting and was informed that additional parking spaces would be approved.

He informed the board that zoning requires only 125 spaces, but he has created 132 spaces. He said that all units have at least 1 parking space.

Peter asked Mr. Kyo to show the board how the tri level basement would meet the City requirements (125 spaces- 8 feet and 8 inches)

Mr. Kyo agreed to provide the information during the next general board meeting.

Peter suggested that he give an explanation of what he did during the last meeting. Peter suggested that Mr. Kyo go over the history and purpose to the project. Peter stated that this would give the board members clarification.

Mr. Kyo agreed to return with a full explanation of the project as well as provide handouts and drawings.

Peter asked if there were any public comments

Mr. Mark Lee was concerned whether the current tenants have been given ample notice of the construction project.

Mr. Mark Lee stated that the Council has received some complaints from the tenants that claim they have not been given any information regarding the new project and may not have enough time to relocate.

Mr. Mark Lee- stated that the board is requesting that the design company inform the retail owners and church that they plan to demolish the location.

Mr. Pak, Yuonga, the project director stated that he has already begun to give the tenants notices to vacate, and that the estimated ground breaking time frame is six months to 1 year.

Peter made a motion for approval to move the case to the next general board meeting, Erica seconded the motion

Vote

2-0-0

Passed unanimously

- b. Discussion and possible action on **Petition: Pico Union District 1** (1400-1450 residents petition regarding Illegal Car Sales on a Public Street)

Mr. Mark Lee said that due to fear of retaliation, that there was a request for approval to move the item to the general board.

Peter made a motion for approval to move the item to the general board meeting. Erica seconded the motion.

Vote

2-0-0

Passed unanimously

- c. Discussion and possible action item on **Case No. ZA20141077CU** It was approved by the committee in the month of April that it would be discussed by the general board member meeting in the month of May. Due to the fact that there wasn't a quorum, we have to revisit this discussion to bring it to the October general board member meeting.

Project Location: 1026 South Blaine Street. **Requested Actions:**

- A Conditional Use, pursuant to the provisions of Section 12.24-W, 37 of the Los Angeles Municipal Code, to permit a parking lot on a 5,323 square-foot lot in the R3-1-O Zone. Present use is vacant dirt lot.
- Pursuant to Section 21082.1(c) (3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

Veronica Becerra, a representative of the applicant stated that they are requesting to repave a dirt area near the owner's property for the purpose of additional parking spaces.

She stated that the land has multiple zonings. Veronica envisions this as temporary, because it is her belief that there would be development happening in the future.

Peter asked if it would be all commercial parking, and the response was yes.

Finding no issues with the request, Peter made a motion for approval to move the request to the general board meeting. Erica seconded the motion.

Vote:

2-0-0

Passed unanimously

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

No public comments

6. Board Members comments on non-agenda items within the committee's subject matter jurisdiction.

No Board comments

7. Meeting Adjourned 6:55PM
