



Land Use Committee

Minutes

November 19, 2008 (6:30 P.M.)

National Council of Jewish Women

543 N. Fairfax Avenue, Room 103

1. The meeting was called to order by the Chair at 6:30 pm. Present were Charles Lindenblatt, Brad Seiling, Julie Kleinick, Jeffrey Jacobberger, Keith Nakata, Vincent Autiero, Michael Darnier, Teresa Feldman. Steven Kramer joined the meeting via phone after the meeting commenced.
2. The minutes from the October meeting were approved unanimously with one edit. Item #6, The Little Room; the vote was 7 in favor (not 6) and 1 opposed (not 2) with only Lindenblatt opposed.
3. There was no Public Comment on matters not before the Committee.
4. Cedars Sinai – An informational presentation was made by Deborah Kallick with Cedars Sinai and Jeff Haber, land use attorney. They reported that the draft EIR has been circulated and the comments were being prepared. The modifications to their previously approved Master Plan were explained. They reported that they would be coming to the Land Use Committee in December for approval.
5. 915 So. Fairfax – This was an informational presentation made by Kiyoshi Graves, consultant for the Applicant, regarding an application for a Conditional Use Permit for a 3,560 square foot, 2-story former residential dwelling to operate as a church with a total of 88 chairs. The subject property has been used as a church for a little over a year and the Applicant is now seeking to codify the use. The application was scheduled to be filed a week or so after the Land Use Meeting. The Applicant's representative will send out the 500 foot radius notice for the LUC meeting that they will be returning to for a vote.
6. 300 So. Wetherly Drive – The developer, Genton Barth Real Estate Group, made an informational presentation for a proposed project for a 20-story building consisting of 115 condominiums. This was the second presentation made to the LUC, the first was in January 2008. The Applicant was seeking the following entitlements: 1) zone change from Height District 1 to Height District 2; 2) zone change for the removal of Q-condition number 1; 3) building line removal; 4) site plan review; and 5) vesting tentative tract map. There were a large number of residents from the immediate neighborhood. Ten members of the public spoke against the project. Speaking on behalf of the developer was Jonathon Genton, Daun St. Amand (architect) and RJ Comer (land use attorney.) Mr. Genton described some changes that have been made to the proposed project since it was last presented to the LUC. They have a new architect who has revised the façade design. They have increased the building from 16 stories to 20 stories and have reduced the number of units from 140 to 115. Mr. Genton listed the community benefits of the project. First, they have partnered with Cedars Sinai to purchase other rental units in the immediate area of the hospital to provide work-force housing. They have funded the pilot Universal Valet Program for the 3rd Street Merchants Association for the month of December. They will generate tax revenue to the County of LA.

After much discussion, the consensus was that the project's height was too great for the surrounding neighborhood. The LUC members communicated to the developer that it would be hard to support the project as currently presented due to the overwhelming neighborhood opposition. The developer said they would consider the input received and would likely come back to the committee for a vote at its' February 2009 meeting.

7. 8500 Burton Way - Both Brad Seiling and Julie Kleinick said that they were recusing themselves from the discussion and vote. Matthew Karatz, representing the developer, Caruso Affiliated Holdings, presented information on their application for entitlements for a proposed 8-story, mixed use development to include 88 residential apartments and a 13,500 square foot ground floor retail space, most likely a specialty market. There will also be billboards for off-site advertising inside the glass storefronts on the ground floor. The requested entitlements include an increase in height, floor area ratio increase, a CUB to permit the full-line sale of alcohol for off-site consumption and variances for the off-site billboard signage. Yuval Kremer was the only member of the public to speak on the project. He spoke in opposition. He also stated that Seiling and Kleinick had to leave the meeting room during the discussion about the project, which they did. After discussion in committee Darner made the motion to support the project and Autiero seconded the motion. There were 5 votes in favor of the project (Jacobberger, Autiero, Darner, Feldman, Kramer), 1 vote against (Nakata) and 1 abstention (Lindenblatt.)

The meeting was adjourned at _____ p.m.

Next Land Use Committee Meeting – January 28, 2008, 6:30 PM

543 N. Fairfax Avenue, Suite 106, Los Angeles CA 90036 323.651.3512
www.midcitywest.org