



MID CITY WEST COMMUNITY COUNCIL

543 N. Fairfax Avenue, Suite 106 Los Angeles CA 90036  
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**Beverly Center • Beverly Grove • Burton Way • Carthay Circle • Fairfax District •  
Melrose • Miracle Mile • Park La Brea**

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## Land Use Committee Minutes

July 28, 2010 6:30p

543 N. Fairfax Avenue, Rm 104  
Los Angeles CA 90036

1. Meeting Brought to order at 6:35p: Michael Barba (MB) brought the meeting to order. Teresa Feldman, Alan Goldstein, Jeff Jacobberger, Steve Kramer, Charles Lindenblatt, Yudy Machado, Keith Nakata, Rosalie Wayne, Zemel Elliot in attendance. Brent, Stan, Michael Darner (excused), Patrick Seamans (excused).
2. Adoption of June minutes: Charles Lindenblatt made corrections to the June minutes. Jeff Jacobberger moved to approve the minutes as amended; Steve Kramer seconded. Unanimous in favor.
- 3 Introduction and Welcome of New Committee Members
4. Committee Tasks: Discussed in connection with individual agenda items
5. General Public Comments
  - A. Lucille Saunders of La Brea/Willoughby Coalition spoke regarding alcohol licenses. La Brea/Willoughby does not approve of the concentration of licenses in certain areas. There are no standards followed with regard to how many. We should be business-friendly, but there should be limits. We should remember the licenses go with the land.
  - B. Robert Chernow wants MCW to join in an action to request Nuisance Abatement proceedings against Berri's Pizza (8412) W. 3rd Street. We will bring it up at Board Meeting.
6. Hollywood Community Plan:

Request an extension of the comment period; 45 days is not enough time to go through the process. Start reviewing sections of the proposed plan now. Lucille Saunders commented that existing policies are equivocal. We need firm docs (DEIR) to do a review. La Brea/Willoughby has requested 180 review period. A motion was presented to request an extension of the comment period from 45 to 180 days. The motion passed unanimous in favor.
7. 5779 Wilshire (The Counter) - Greg Masini Rep. Site was Koo Koo Roo. 4,075 sf, plus a 500 sf patio. Full line with 176 seats. 11 a.m. to midnight 7 days per week. DJ 7-11 p.m. on a couple of weeknights. Build your own burger with a children's menu. Existing location has beer and wine. Owned by D&D development. They have 40 employees. They will put in more employee parking as a condition of approval. The DJ will be inside only on Wednesdays and Thursdays. Steve Kramer moved to support/Alan Goldstein seconds. Motion to support with following conditions: applicant to provide free parking for all employees; DJ inside only and only on Wed and Thurs nights 7p to 11p. Unanimous in favor.
8. 8050 W. 3rd Street (Robata Jinya) - Lee Rabun, rep. Theodore Miller – One of the owners. 1,683 sf with 50 seats, beer and wine only. 4 shared onsite parking spaces (space is 8048-8054 W. 3rd). The proprietor had 17 spaces at the Chevron station, but those are in question. They are procuring spots at 8075 through the 3rd Street valet. 8048 is the Burger Kitchen; 8054 will have a restaurant also. They did not produce leases. A discussion was had regarding concentration of licenses. A hearing is not scheduled; the matter was tabled.
9. 8334 W. 3rd Street (Goal) – Lee Rabun rep. Was Masquers. Had beer and wine for a dinner theater. Want to modify existing CUP to match the sports bar concept. They want 12 Noon to 1 a.m., with Sat./Sun. opening at 9:30 a.m. They want to be able to serve across the bar. They have 8304/06/08 3rd Street for parking – there are 7

lined, with 10-11 tandem. They are currently using the Institute of Jewish Education. Want to roll into the 3rd Street valet. No hearing; no leases produced. The matter was tabled.

10. 351 N. Fairfax (Vodvil): Josh Saltman, proprietor; Ralph Gentile, architect. Site was Versailles. Restaurant space with Game Night theme. New concept. Need 42-43 parking spaces. They have 8 on site in the back, and are leasing 36 spaces next to Diamond Bakery. Open only at night. 6 p.m.- 12:30 Sun/Thurs.; 6 p.m.- 2 a.m. Fri/Sat. Type 47 with food/alcohol. Alan Goldstein recused himself. Motion: Jeff to support with the addition of bike rack in front, games limited to Karaoke, improv, and interactive audio/visual, similar to game shows. Parking behind the building for employees only. 8 in favor, with Steve Kramer abstaining and Alan recusing.

11. 263 South La Brea (Trader Joe's): Brett Engstrom rep. No one from corporate present. Want to renew license and expand hours. They have all code required parking on site; the other spaces are extra. They have an agreement with the school, but it is a handshake agreement. They are supposed to close the extra lot at 7 p.m. They are not currently in compliance with the commercial corner provisions with regard to glazing of windows. They have no clear windows. They have never used the corner door.

Comment from Robert Chernow. They stock late at night; they have expanded the store. They have stock in an adjacent store. They are supposed to be done with outside work by 10 p.m., but that isn't happening.

LUC requested that representatives from Trader Joe's corporate come to meet with LUC. We want to discuss a working entrance on the corner of 3rd and LaBrea, compliance with the glazing requirement (more visibility in the windows), a clear parking plan, remove the basket ball hoop (if there is one there), greater effort at community outreach to work with neighbors regarding (but not limited to) noise, employee disturbances in the adjacent neighborhood, loading hours, hours of operation). We want to see a lease for parking with the school. Item was tabled.

## 12. Committee Business

A. Committee Name: "Planning and Land Use Committee (PLUC)" vote all in favor  
MB moved. MD second. Charles abstained. All others voted in favor.

B. Meeting dates/Location: Meeting on the 4th Tuesday of the month. Next meeting August 24th. Next month will be at the Beverly Center.

### C. Committee Assignments

- i. Maimonides (Rosalie, Alan), Casden (Teresa), Wokano (Rosalie)
- ii. LA Planning Department Early Notification (Teresa)  
- Teresa to assist committee members in getting on ENR email list
- iii. LAPD Vice Liaison (Eliot Zemel)
- iv. Plan Check NC (Keith)
- v. Past Project Reporting (Darner) Add to list; give report to LUC and board

### D. Ad Hoc and Sub Committees

- i. Community Plans – Hollywood Plan; Jeff, Michael D.
- ii. Code Simplification (Jeff)
- iii. Applicant requirements (Keith, Charles, Yudy, Michael D.)
- iv. Planning Committee: Start w/3rd Street (Teresa)
- v. Mitigations and Community Improvements/Wish List – Look for universal items, such as billboards, street trees, green walls, bike racks, corner commercial (Jeff, Teresa, Michael B.)

Adjourn: 10:12p