



MID CITY WEST COMMUNITY COUNCIL

543 N. Fairfax Avenue, Suite 106 Los Angeles CA 90036
323-651-3512 www.midcitywest.org

**Beverly Center • Beverly Grove • Burton Way • Carthay Circle • Fairfax District •
Melrose • Miracle Mile • Park La Brea**

**Land Use Committee
Minutes**

Aug 24, 2010

California Welcome Center Conference Room
Ground Floor, Beverly Center
8500 Beverly Blvd., Los Angeles 90048

1. Meeting Brought to order at 6:30p: Michael Barba (MB) brought the meeting to order. Michael Darner, Teresa Feldman, Alan Goldstein, Jeff Jacobberger, Charles Lindenblatt, Yudy Machado, Keith Nakata, Patrick Seamans, Rosalie Wayne, Elliot Zemel in attendance. Steve Kramer (excused).

2. Adoption of June minutes: Charles Lindenblatt made corrections to the June minutes. Unanimous in favor.

3. General Public Comments

1) Lucille Saunders of La Brea/Willoughby Coalition spoke regarding the number of Policies and Ordinances the City has proposed. The time for review, sequence of publication, and the timing of the documents when most people are on vacation make it difficult to review and comment within the City's timeframe. There is too much on the agenda to adequately review everything.

2) Yuval Kremer spoke asking Jeff Jacobberger to recuse himself from any action the committee takes along Third Street due to Kremer's belief that Jacobberger has a conflict of interest. Jacobberger stated that there is no basis for him to recuse himself.

Item 4: 145 S. Robertson (Cuvee) – Currently a deli/market with off sale beer and wine license. Propose to make a portion into restaurant, with hours extended to 10 p.m., and on site beer and wine service. They are required to have one extra space. They are adjacent to a City parking structure. They have one space in a private lot 175 feet away, but do not currently have a lease with the owner. If they cannot get it by the hearing, they will lease a space in the City lot. They already lease two spaces in the City lot for employees. Comment: Robert Chernob stated they we must apply the findings for approval standards, and requested that the committee either have the lease tonight or table the matter. Yudi Machado and Charles Lindenblatt asked the location of the parking. E. Zemel stated that Vice has no issues with the site. J. Jacobberger and T. Feldman stated that the proximity to a City lot makes this site unique. The vote was 8 in favor, with 3 against (Y. Machado, C. Lindenblatt, K. Nakata).

Item 5. 8050 W. 3rd Street (Robata Jinya) - Lee Rabun. 1,683 sf with 50 seats, beer and wine only. Parking leases at 8075 W. 3rd Street. Public Comment: R. Chernob says the neighbors are in favor of the application, because the applicant provided valid leases for all parking. Yuval Kremer requested that Jacobberger recuse himself. Jacobberger stated that he does not need to recuse himself. Rosalie Wayne recused herself, as she lives within 500 feet of the property. Motion to support the Application: Darner. Second: Nakata. 10 in favor. (Rosalie Wayne recused herself)

Item 6: 8334 W. 3rd Street (Goal) – Lee Rabun rep. Was Masquers. Procured parking at the Jewish Educational Institute. Public Comment: R. Chernob supports, as they have valid leases. Yuval Kremer asked that Jacobberger recuse himself. Jacobberger stated he has no need to recuse himself. Kremer requested that the restaurant not close the kitchen before they stop serving alcohol, so food is available during all hours. Committee questions/comments: Darner asked about the acoustics. It is oriented toward 3rd. Keith asked for clarification on the Sunday hours. 9:30 a.m. on Sat. Sunday for games. E. Zemel stated there are no LAPD issues. Barba moved to support; T. Feldman seconded, with the understanding that food is to be served during all hours of operation. 11 in favor. Hearing 9/22/10.

Item 7: 8408 W. 3rd Street (Wockano) – Proprietor stated that they have the entire building (3,700 SF). Currently, 1,200 sf on the first floor is restaurant, with additional first floor space that was a guitar store, and a second floor space. Wockano wants to expand the restaurant to use the entire building. Applicant stated that the entire building has always been okayed for restaurant; therefore, no additional parking is needed. They want a full line of alcohol for the 3,700 sf, with hours of operation 11 a.m. to 2 a.m. daily. They currently have beer and wine for the 1,200 sf restaurant. They claim to have parking at International Silks and Woolens, which is on Beverly Blvd. Public Comment: R. Chernob states that their existing CUP has expired. They have a trailer at the back with illegal wires. They have been given a Notice to Comply. Y. Kremer wanted Jacobberger to recuse himself. Jacobberger stated that there is no basis for recusal. Committee questions/comments: T. Feldman asked if there are any documents to back up the assertion that the entire building is approved for restaurant. The 2004 CUP states that the building has three uses: restaurant, music store, and upstairs residential. The proprietor does not have a document establishing use as a restaurant. Committee members remarked that the parking is too far away, and would require cutting through residential streets. Motion to oppose: J. Jacobberger/T. Feldman. Motion passed 11-0

Item 8: 8420 W. 3rd Street (The Itzakaya) – Wants a Variance for reduced parking from 24 required to 8. They use JR Valet Services, but do not have leases. They state that their current CUP allows for a reduction in parking. Public Comment: R. Chernob states that their CUP expired in 2009, and that they have an illegal trailer in back. Y. Kremer asked Jacobberger to recuse himself. Jacobberger stated that there is no basis for recusal. Motion to Oppose: Barba/Darner. Motion passed 11-0.

Item 9: 263 South La Brea (Trader Joe's): Brett Engstrom rep. VP and Store Manager present. NO ACTION TAKEN Want to renew license and expand hours by one hour in the morning, and in the evening. . They have corrected the issue with the windows. They reviewed the parking plan, but they cannot change it without cutting new driveways. The basketball hoop is gone. They currently close the school lot at 7 p.m. due to a neighbor harassing customers at night. There are many signs asking customers to be courteous. TJ's does not do two entrances. They do not want to open the corner door. Public Comments: Shalom Weil – Alley is a problem. Wants a turn restriction that cars can only go south. Vactor Sabo has property next to the lot. The Detroit lot should stay closed. It reduces noise. The alleyway is being usurped by TJ's. People can't get out of their garages; he has had trouble renting out the units. Bruce McCormick – Likes the idea of expanded hours. Lucille Saunders doesn't like the parking lot configuration. Wants a door at 3rd Street. Robert Chernob. Their CUP expired in 2006; they are currently selling alcohol illegally. He brought letters. Retail next door is converted to warehouse/storage. Loading and unloading in the wrong place and at the wrong time. Naftal Bernstein. Noise late at night and early in the morning. Wants the lot to be open later than 7. Prince (manager). They are not allowed to load or unload before 7 a.m. or after 10 p.m. VP: They deny trucks that come late to the site.

Committee wanted to know how they would deal with deliveries if they expanded their hours. There are existing operational problems and impacts that need to be addressed. The committee requested that think about the issues raised. It was suggested that they hire a parking consultant, outline how they will deal

with deliveries, look into opening the door at La Brea (South San Francisco TJ's has two entrances), deal with noise from the crew, and provide notice to the community before they come back to Land Use.

Item 10: Maimonedes Academy – Variance for FAR increase and 4 story building. Have a variance, want to modify and extend time period. Does not affect City of West Hollywood parcels. They would like an entitlement for 3 more years. 2 jurisdictions, 3 types of zoning. They have moved the massing away from Weho. While the building is 4 stories rather than 3, it is still 45 feet tall. This new design is for the same number of students, but is reconfigured in a new way, with more multipurpose space. Motion to support application: Darner/Zemel. Motion passed 10-0 (Dr. Seamans left before the item.)

Item 11: 142 S. Hayworth – NO ACTION TAKEN Small Lot Subdivision. No Variances, No Parking relief. 4 homes plus two duplexes (2BR/Studio) Informational – Conforms to the Ordinance, except that the front yard setback is 5-10 feet, while prevailing setback is 15 feet. Recommended that they have landscaping and more detailed plan before doing neighborhood outreach. Recommended notifying neighbors.

Item 12: Committee Business

a. Committee Location: Don't like the acoustics of the Beverly Center room.

b. Committee Assignments

- i. La Planning Dept. Early Notification Report – Feldman – Nothing on most recent report. Jacobberger will get new list to DONE for inclusion in the notification
- ii. LAPD Vice Liaison (Eliot Zemel)
- iii. Plan Check NC (Keith) – We want to extend the period for review of the Streamlining provisions.

c. Ad Hoc and Sub Committees

- i. Community Plans – Hollywood Plan; Jeff, Michael D. – Request time for NCs to review docs. Other NCs have requested 180 days. We will draft a letter for 180 days to review.
- ii. Code Simplification (Jeff) – 2 have been acted on already, regarding FAR averaging and R5 properties. There are 6 in all. There is one big one that changes findings. It is due on October 14th. We will discuss in September.
- iii. Applicant requirements (Keith, Charles, Yudy, Michael D.) Keith provided options for notification based upon the type of Application. We will present to full board for action. Charles will help with the wording. We will provide a template for standardized notices, so stakeholders will be aware of the nature of the communication.
- iv. Planning Committee: Start w/3rd Street (Teresa) – We will have a meeting on Wednesday, 9/22. We will encourage Chris Koontz to be there for background.
- 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.) - Tabled
- vi. Other – Casden meeting on 9/7. There is no time to respond to the Design Overlay standards portion of streamlining, so we must lodge personal opposition to the timetable. Committee had a discussion regarding the issue of recusal.

Adjourned 11:27p