



MID CITY WEST COMMUNITY COUNCIL

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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**

**Sept 27, 2010**

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

1. Meeting Brought to order at 6:30p: Meeting Brought to order: Dr. Seamans, J. Jacobberger, T. Feldman, M. Barba, M. Darner, C. Lindenblatt, K. Nakata, R. Wayne, S. Brent

2. Adoption of June minutes: Adoption of the August minutes –Charles with changes. Approved unanimously.

3. General Public Comments: Lucille Saunders of La Brea/Willoughby Coalition – Glad we are looking into the proposed policy changes. However, we did not include the “Community Care” issue that will also go to the CPC on October 14th.

Item 4: 263 S. La Brea Avenue (Trader Joe’s), Case No. ZA-2010-21-CUB: – Item Tabled – Corporate is looking into our suggestions.

Item 5. 8252 W. Beverly Blvd. (Jian), Case No. ZA-2009-1877-CUB:

Request from Applicant, (Nathan Freeman, Rep.) who is appealing the ZA decision, for PLUC to review the case. Will now be Bao Dim Sum House. Public Comment – Robert Chernob. No outreach to BWAH. They only have 11 spaces, not 37. They did not restripe. Other businesses have dedicated spaces. There have been past issues with a nightclub-type environment. Chernob wants all alcohol to be tied into food service. Does not want film productions to come in. There was a problem on Vista. There is a hearing tomorrow, and the ZA won’t hold up a decision on an appeal anyway. Lucille Saunders, There are letters of opposition to the proposed changes. The ZA found against them already, so why is it coming back? The neighborhood was not given notice. Lorelei Shark. Lives on Alfred. She is in favor of the restaurant, because there are not a lot of restaurants in that area, and she wants us to give them the benefit of the doubt.

Committee discussion of whether to address the appeal. Vote on whether to discuss Jian’s request: In favor – 3 (Jacobberger, Barba, Darner). Against – 6 (Seamans, Feldman, Lindenblatt, Nakata, Brent, Wayne).

Item 6: Code Findings Draft Ordinance (CPC-2010-1572-CA): Lucille Saunders. There is not enough time for review. We do need simplification, but we need to see what they are proposing. Jeff Jacobberger. General idea of Code Simplification. Planning wants to consolidate and reduce “redundancies” – There is a positive element, in that there must be a core finding for each. They add in a “quality of life” element. Lucille. Homes groups want more analysis. The proposed changes are not specific, especially in their definitions. We should do a motion for more time to review. She suggests 90 days. CD5 would like more review. Keith. We need to see the proposed changes as a whole in order to see how they interact. Piecemeal is not the way to go.

Motion: MCW request that Planning hold public comment open for at least 90 days after the release/publication of all six Code Simplification draft ordinances. Jeff/Stan Brent. Unanimous vote in favor of the motion.

Item 7: Urban Design Guidelines: Lucille. HOAs are concerned that the UDGs are “discretionary”, and they are merely guidelines that can be checked off. Vague. Darner. Planning has discretion, but how do you control it? Nakata. No enforcement. We have guidelines now, but developers can ignore them. Jeff. If you get too specific, it won’t fit every area. If they are not mandatory, you still have to do CEQA review. It is a tool for NCs. There are terms that are too vague: “Substantially conforming”, and “Hardship clause”. Rosalie. “Findings” become political interpretations. Brent. We should have better trained planning staff.

Motion: Urge the adoption of both Urban Design and Citywide Design Guidelines for the City of Los Angeles, with provision for standardized review, application, and enforcement. Vote: 8-1 (Lindenblatt Opposed).

Item 8: Draft Citywide Design Guidelines: Stan thinks it is a good idea. Helps streamline smaller projects through the process. Encourages conformity.

Motion: Support the Draft Citywide Design Guidelines – Jeff/Stan. Passed. I don’t know the vote.

Item 9: PLUC Business:

- i. Notice. Run by Communications.
- ii. Hollywood Community Plan. Nothing released, so no meeting. Paul Kuszynski mentioned that Martel needs to be downgraded.
- iii. 3rd Street meeting date. Sunday, 10/24, from 11-1. Walk 3rd Street. Inform Paul Koretz/Chris Koontz. Meet at Beverly Center or Bevcon,
- iv. Casden – October 6th presentation at Pan Pacific Senior Center. We did not have the opportunity to give them a list of changes we would like to see on the project. Discussion. See list of proposed alterations to the project. Unanimous vote to send list.

Ajourn 10:20p