



Land Use Committee
Minutes
August 27, 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 6:38 pm. Present were Charles Lindenblatt, Brad Seiling, Julie Kleinick, Jeffrey Jacobberger, Keith Nakata, Vincent Autiero, Alan Goldstein and Michael Darner. The Chair introduced the new members of the committee who were present.
2. The minutes from the July meeting were approved unanimously.
3. Open Public Comment on matters not before the Committee: Lucille Saunders introduced the mission of the Melrose Neighborhood Association and the La Brea Willoughby Coalition to the committee members.
4. Discussion of Committee procedures and future projects: Chair Seiling expressed interest in having the incoming Land Use Committee focus on two goals for the coming year. First, more policy focus on planning issues within the MCWCC boundaries. This could be handled via a sub-committee, which Michael Darner offered to chair. The second was more community outreach which could include posting applicants' data on our website or having meetings with the applicants and the direct neighbors of a particular project to help mediate solutions to issues. Nakata suggested building an e-mail list from the speaker cards that we receive at the monthly meetings.
5. 531 Fairfax – Palm Terrace – ZA 2008-1003 CUB: This is an application to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption with patron dancing and live entertainment in conjunction with an existing banquet hall accommodating 175 patrons. The prior CUB had expired in 1992 unbeknownst to the owners. Present to speak were the restaurant owners, Roman and Fanya Bershatski and their land use consultant. There was one member of the public who spoke against the re-issuing of the CUB, Janeen Weiss, a neighbor who lives in a 12-unit building at 534 N. Hayworth. The primary outstanding issue is the parking. We asked the applicants to return to the next Land Use meeting with the leases for the parking their valets use. They were also asked to bring a copy of the original CUB that they have been operating under.
6. 7675 Beverly – ZA 2008 1921 (CUB): This was the second time that the applicant came before the Land Use committee for an application for a CUB to permit the sale of beer and wine for onsite consumption in connection with a new 2,400 square foot restaurant, seating 88 patrons. The applicant was represented by Manny Diaz with Fe Design. The applicant has reduced the hours that they had previously been seeking from a 2:00 am closing on weekends to midnight. They also reduced the number of sidewalk seats on Spaulding from 12 to 8. There was one member of the public who spoke against the application, Yuval Kramer. After discussion the Committee asked the applicant to return to the next Land Use meeting with clarification on how long the valet company has had

the lease for parking spaces in the Post Office for night parking and how the daytime parking lot will work if other businesses use the same parking lot.

7. 5757 Wilshire Blvd. – Johnnie’s Pizza – ZA 2008-1890: This is an application to permit the continued sale and consumption of beer and wine for on-site consumption in conjunction with an existing 3,600 sq. ft. restaurant seating 92 indoor and 36 outdoor on an enclosed 600 sq. ft. patio in the ground floor of the Museum Square office building. The applicant was represented by Manny Diaz of Fe Design. The restaurant received a grant in 2002 and it expired in late 2007. There are no changes being requested to the existing seating or hours of operation. The request is for a 5-year grant. The committee voted unanimously to support the application.
8. 511-515 Fairfax – Fairfax Grocery – ZA 2008 0178: This is an application for a CUP to permit the sale of a full line of alcohol for offsite consumption only in connection with an existing 4,544 sq. ft. grocery store, with a proposed 2,000 sq. ft. second floor storage addition. This applicant had their ZA hearing on August 19, 2008 but the record was held open until September 15, 2008 so the MCWCC could weigh in. The market currently has a permit to sell beer and wine. The committee voted unanimously to support the application for them to sell a full line of alcohol for offsite consumption. The committee did not take a position on the variance to allow 8 parking spaces in lieu of the required 12, due to the uncertainty about whether or not there was adequate parking.

The meeting was adjourned at 8:30 p.m.

Next Land Use Committee Meeting – SEPTEMBER 24, 2008, 6:30 PM
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