



Land Use and Economic Development minutes

Tuesday, February 04, 2014 7:00PM

Meetings end at 8:30pm unless the committee votes to end earlier or extend the time

SWC (Pico and Roxbury)

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I. **Call to Order & Roll Call**

Co-chair Terrance Gomes called the meeting to order at 7:05 pm
LUED Committee Members & NC Board Present: Daniel Boethin, Terrance
Gomes, Ellen Lanet, Barry Levine, Jon Liberman, Victor Mitry

II. **General Public Comment - NO**

III. **Old Business**

- a. Approval of minutes – Jon moved to Approve, Daniel Second.
Unanimous **Approved** minutes for Dec 3rd, 2013 6 Yes

IV. **New Business**

- a. Discussion and possible action for a CPU 1523 La Cienega BL Los Angeles, CA 90035. Change of business from gold buying shop to pawn shop. Nathan Dorfman (Business owner, leased property) and Slava Vinnitsky (expeditor) presented their request at the LUED committee meeting. Conditional Use Permit to operate a pawn shop instead of a gold buying shop. They want to buy and sell and make loans for all products. Presented copies of a second hand dealer license from Sacramento (\$3500 per year) and a police commission permit. Jon moved to approve, Barry second. 5 Yes (Terrance,Victor,Daniel,Barry,Jon). Motion approved to send a letter of support. Nathan will send language to Terry to write a letter of support.
- b. Discussion and possible action for a bonus density from a 12 unit apartment to 21 condominiums 1209-15 Bedford St. Los Angeles, CA 90035. "No Show/No Call" Terrance will notify council office, Cc: developer and send a letter to the ZA. Would like them to appear regarding: Parking, Height, Density, Out reach, rent control units, and esthetics. Jon moved to approve Terrance to write a letter that we can not support this project, Barry second. Unanimous - Approved 6 Yes
- c. Discussion and possible action for a bonus density 905 S Le Doux Los Angeles, CA 90035. DIR 2013-3694 Simon Kerendian (managing member). 9 units to tear down and going to 21 units on a double lot in R3 Zone, 4 1 BR and 14 2/3 BR. Have 2009 previous approval for 15 units. Have track map in place 3 units are entitled for relocation rent control funds. Will have 38 parking spaces, 2 for 2BR, 1 for 1BR. 1978 building fall under rent control, 6 units have signed waiver for rent control. 6000 sq/ft times 5 levels equals 30,000 sq/ft, one level parking subterranean. No variances are required, 20 feet between property line and gate, Density bonus is 35% with 11% affordable housing units which equals 2 units for low income for 10 years. No hearing date, director case cannot be expedited. Terrance to contact Heidi & Council's office to get full language, clarification and information and invite owner back. Owner to bring back more information: land scope, master land application elevations. Terrance moved, Jon second.
- d. discussion and possible action of local land use issues facing the SORO neighborhood
- e. Discussion of policies and procedures for the LUED committee

V. **Adjournment at 8:35pm**