



Meeting Minutes Planning and Land Use Committee Meeting

Wednesday May 28, 2014 at 7:00 PM

IMAN Center, 3376 Motor Avenue

1. Call to Order/Roll Call

Meeting was called to order on May 28, 2014 at 7:15 pm by Chair Neal Anderberg. Roll Call was taken and the following committee members were initially present: Chair Neal Anderberg, Ryan Bradley, Vince Agoe, and Katherine Costa. Eli Lipman also joined later. Stakeholders were also present.

2. Public Comment/Government Representative Comment

Incoming Council members Marisa Stewart, Nick Greif, Eliot Hochberg and Cat Stevens introduced themselves.

3. PROJECT UPDATE: Mixed-use development at 10601 Washington Boulevard (corner of Overland Ave.)

Mixed use project (The Palms) was previously approved by PLUM and by the council as a whole. There was a presentation from project architect Shahab Ghods regarding alterations made to plans. To settle a lawsuit filed by surrounding neighbors, variances to the previously approved plan were made. The number of units was decreased to 135 units, and the number of parking spots were increased to 346. Additional bike spots were also put in place.

Given the 11 units of low-income housing, there are less parking spots required than would normally be expected for a building of that size; however, the total number in the building's current iteration was 65 more than required by law.

Sidewalks will also be widened from the previously planned from 10 feet wide to between 13 and 16 ½ wide depending on the part of the walk. Second floor will now include a pool rec room and more recreational space and decks. The project has also been allowed to plant additional palm trees

Renderings and altered plans were provided to the board members and stake holders.

Mr. Hochberg inquired about the signage. The architect indicated that there were limitations as to how large and how illuminated they may be.

Questions from Mr. Hochberg, Ms. Stewart and Mr. Agoe re: traffic impact from project. There were traffic studies conducted and the planning of the exits and entries are alleged by the architect to be designed to avoid traffic queues at the corners.

Construction expected to last between one and 1 ½ years and is expected to begin sometime this year.

4. PROJECT UPDATE: Proposed redevelopment of 9829 Venice Boulevard (corner of Hughes Ave.)

Coffee Bean and Tea Leaf proposed to replace Rally's Burgers at the above-mentioned site. Under the proposed plan, one of the two existing drive thru lanes will be closed. The site will rely primarily on drive-thru business, though a small dining area will be placed inside (mainly for customers waiting in line). The entire site is quite small -- 800 sq. feet.

There will still be tables and chairs outside for customers.

The developers will be seeking permission to allow them to open early in the morning (at 5 AM), rather than the currently permissible opening time at 10 AM.

There will be public restrooms.

The developers will try to ameliorate any traffic problems through one-way lanes to avoid queues backing up onto Hughes or Venice Blvd.

Developers agreed that there will be no changes in width of sidewalks and that they would strongly consider putting in native plants.

There will be signs that will be internally illuminated rather than bright flashing lights that would irritate surrounding residents.

Time line for construction? The city's project approval process tends to take 12 weeks and then construction will last between 75-90 days.

5. PROGRESS REPORT: Overland Avenue Improvement Project

Stakeholder discussion re: the challenges of reinventing Overland Avenue.

-Do we need more parking in the area?

-How can we support businesses, so that the failure rate is lower? How can we encourage foot traffic?

-Finding partners in the community: Are there any organizations of the various businesses on the avenue?

-Are there any shovel ready projects that we could support?

-Are there any zoning barriers to these projects?

-Marissa agreed to reach out to local businesses on Overland Ave. re: formation of a business association and general needs and initiatives that the PNC may be able to support.

-Eli agreed to look into how we could present this project to UCLA or another school with vibrant

design programs.

6. MOTION AND DISCUSSION

Proposal to write a letter to Los Angeles City Councilman Paul Koretz requesting reform of SB 1818 density bonuses for large developments or counter its impact on Palms and the Westside.

Committee discussion: Neal expressed concern that SB 1818 has actually led to less affordable housing, rather than more, because large complexes with only a few low-income units have replaced smaller more affordable complexes.

Chairman Anderberg moved, and Vincent Agoe seconded. Passed Unanimously.

7. MOTION AND DISCUSSION

Motion to support Westside Regional Alliance proposal to ask the city controller, housing department and city council audit all income restricted units buildings to insure compliance, both initial and ongoing, with the SB 1818 requirements.

Neal moved and Vincent seconded. Motion approved through unanimous vote.

8. MOTION AND DISCUSSION

Motion to support initiative by WRAC that earthquake fault analysis be paid for by developers. The chair and Ryan asked that a member of WRAC come to the next PLUM meeting to present on this matter. Tabled (Moved by Vincent, seconded by Katherine). Unanimous vote approved tabling.

9. REPORT ON COMMUNITY GARDENS

No one was present to report on this matter.

10. APPROVAL OF FEBRUARY, 2014 MINUTES

Motion to table by Neal, Vince seconded. Tabled by unanimous vote.

11. ADJOURNMENT

Neal adjourned the meeting at 9:30 pm

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Palms Cycle 3770 Motor Ave., Simpang Asia Groceries 10433 National Blvd., Casa de Laundry 3371 Motor Ave., Launderland 10829 Venice Blvd.,

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Other posting places include, but are not required at St. Mary's, Charnock Elementary, Palms Elementary, Palms Middle,

Le Lycee Francais de Los Angeles, the Hare Krishna Center & Culver-Palms Church of Christ.

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