

CITY OF LOS ANGELES

CALIFORNIA



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LAND USE COMMITTEE CO-CHAIRS

George Ortega & Roy Smith

SYLMAR NEIGHBORHOOD COUNCIL

Land Use Committee Meeting

Minutes for January 9, 2012

1. Roy Smith, cochairman of the committee called the meeting to order at 6:30 PM.
2. Committee members in attendance-- Roy Smith, George Ortega, Liz Meher, Benjamin Williams, Rheba Eichorn, Patty Hug, Cheri Blose arrived late. Stakeholders-- Bonnie Roger, Sam Cordova, Ken Stockton, David Spiegel, and Dan Rosales representative from Councilman's office.
3. Ms. Hug moved that we approve the minutes as written for September's committee meeting seconded by Ms. Eichorn. **MOTION PASSED UNANIMOUSLY**
4. Mr. Ortega moved that we approve the minutes as written for December's committee meeting seconded by Mr. Williams. **MOTION PASSED 5 in Favor 0 Opposed 1 Abstained.**
5. Ken Stockton, presented a zoning administrator's decision to allow the construction, use, and maintenance of a Senior Housing Development comprising of 2-four-story buildings: one of 98 units Senior Independent Housing and another 58 units of Assisted Living Care Housing. The site is zoned (T)(Q)RD-1 and (T)(Q)RD6-1 on 2.8 acres at 13233, 13249. & 13263 Wheeler Ave. this site is a corner site at Hubbard and Wheeler a lot is an unusual shape, shaped like an L. East of this lot is the Richman American development. Housing across the street up on the hill is single-family residence. Down the street toward the east is an existing convalescent home. The site is sloped Wheeler down toward Gladstone. On this site we are looking for two particular buildings working them down the hill. So it stays in conformance with the natural grade. The building will be approximately 57 feet from Wheeler Street. One entrance and the driveway wraps around servicing both buildings with an emergency gate only exiting out onto Hubbard for emergency vehicles. There will be 10 feet of dedication on Hubbard with extensive street improvements on Wheeler. There will only be the one entrance and exit for the residence of the property. It will be the furthest east portion of the property on Wheeler is far away from the corner is possible, per the DOT standard. There will be a landscaping buffer on both streets. The first unit will be that 58 unit. The second part of the development will be the 98 units. This is part of the elder care ordinance of the city of Los Angeles, which is a relatively new ordinance. There's only a few projects have gone through with the elder care ordinance. There is a centralized kitchen for the assisted living dining area fitness center, library and computer rooms a very large lobby space area, TV room for a very nice living set up for the seniors. Parking is based on the senior ordinance, this project generates according to the DOT very little trips a couple per week. Unlike a housing project where each home can generate 5 to 6 trips a day. So we're talking hundreds of trips a day for housing. Where this generates about 50 trips per day. Which is about a third of what the housing project was going to generate. The previous housing project would have generated. All the parking is surface parking. Other than that we are staying within the height limit of 45 feet so this is conforming to the height limit of the zone. This project has to be over 75% Senior Independent living. Any remaining balance can be assisted living. This is a two- phased project the first phase with the combination of 15 assisted units with the remaining 43

units being independent living. The single bedroom units little more than 600 ft.² and the two-bedroom units generally 820 ft.². The committee wanted to know where the Councilman's office still on this development. Dan Rosales the Councilman is really interested in working with the Council members and the applicant on this because this is a relatively a new statue which was established in 2006. The thinking of the city was we have this growing population of seniors and there hasn't been a lot of these projects coming through. There was one done in Dennis Zine's office. The facts that came out in the last census 2011 the growing population of people 65 and older was the fastest growing of all the population of the state of California. So there is a huge need for this, but what I've seen from Nick Brown the ZA on this is for it to look more residential as opposed to an institution. Because you do have the independent living. They want to see more amenities for the seniors. They will look at the surrounding neighborhoods and the areas mixed uses surrounding it and if it's more residential. So the Councilman's is really interested in working with it because there has not been enough private investment, in this type of project. And the only one that's been accepted as far as I know so far is in Zine's district. They want to make it a one-stop thing so they want to set certain standards for it. The Councilman has a real open mind to this wanting to work with the neighborhood Council and the applicant. Two defined some of the amenities for it so it blends in well to serve the community. And that's what you are hatching out right now. But there is a definite need in that one they did over and design district it was about 57 units and there is a lot of give-and-take, trying to flush it all out because it's very new. But they did come to some consensus I imagine we can. Some of the committee members really have a problem with the four-story building. Actually we have a few four-story buildings Merle Norman and the parking structure at Mission College and the new parking structure going up on Foothill. (Ms. Meher had to leave at this time) This is a four-story building starting at grade level. Which will be lower than the street and we shouldn't worry about the four stories but the 45 ft. Height. A stakeholder was very concerned with the added density of population of this project, which would cause more traffic, due to the visitors of the residents and of the residents themselves. A stakeholder said that he is pro-development but is very concerned of the transit nightmare this project will cause. (At this point Mr. Williams had to leave due to prior commitments committee still had a quorum to conduct business.) The consensus of the committee is that there is not enough parking for the number of units for the independent living. And that there is no guess parking for the residence. Committee requested additional parking no less than 20 spaces would like to see at least 30 or more spaces. And also there were some concerns regarding the height of the four-story buildings. The developer said they would try to rework the number of parking spaces for this project and would return to next month's committee meeting. Ms. Blose moved that we table this item so the parking can be reworked until our next meeting. Seconded by Ms. Eichorn. **MOTION PASSED UNANIMOUSLY**

6. A conditional use permit for on-site sales and consumption of alcoholic beverages within addition of 380 ft.² of indoor and outdoor patio to a restaurant under construction for a total of 6428 ft.² and 287 seats with live entertainment and dancing at 14117 Hubbard St. Mr. Avila was unable to make it. Mr. Rosales informed the committee what has transpired regarding this proposal. They originally got this entitled the Hubbard village where they were going to have the retail space two restaurants one was going to be sushi the other a steakhouse it was originally going to be a two-story building with subterranean parking. The market being what it is the financing dried-up so five years later they scale back the project so they could only get financing for one story building. Now they already had the approval the alcohol for the sushi and the steakhouse what's happened now there are building that facility. The landlord where the Casa Tore restaurant is he is reconfiguring the center. The landlord wants to move the CVS where the old 76 station used to be. And that was going to impact the current restaurant. The restaurant still has six or seven years on their lease but they're being forced to sell out. So what they plan on doing was relocating combining the steakhouse with the current restaurant. The current place does not have dancing that you have entertainment usually on Wednesdays and the weekends. So I took them to Vice but Vice had a lot of concerns but Vice misunderstood they thought they were going to keep the restaurant where it was and these two restaurants also the only differences Vice doesn't want dancing but they will allow it for private

parties. But only if they get a police permit with LAPD. Vice is concerned because they do not want a nightclub environment. To ensure the public that there is no nightclub atmosphere. Ms. Blöse moved we table this item until next month committee meeting. Seconded by Ms. Hug **MOTION PAST UNANIMOUSLY.**

7. Discussion on any new information on previously discussed projects or appeals. No new information at this time.
8. Discussion of recent pending hearings notices that have not been otherwise listed on this agenda. No information at this time.
9. Comments and requests for future agenda items from committee members or stakeholders. There was no request for comments.
10. Meetings this month are Outreach and Public Safety service committee meeting Tuesday, January 10, 2012 6:30 PM right here. Equestrian committee meeting Thursday, January 12, 2012 at 6:30 PM right here. Green committee meeting January 17, 2012 7 PM right here. Sylmar neighborhood Council board meeting January 26, 2012 at 6:30 PM at Sylmar high school in Spartan Hall address is 13050 Borden Ave. Next land use committee meeting is February 13, 2012 at 6:30 PM right here.

Meeting adjourned at 7:20 PM

Minutes written by Mr. Smith