

PLUM-101116-Minutes

Planning/Land Use Management Committee

Tuesday, NOVEMBER 16, 2010 6:00 to 7:55 PM

Mar Vista Library (Southwest corner of Venice and Inglewood Blvds.)

12006 Venice Blvd., Mar Vista, CA 90066

Co-Chairs: Steve Wallace and Sharon Commins

Agenda

1. Call to Order [By Steve Wallace](#)
2. Volunteer to Take Minutes [Steve Wallace took the minutes](#)
3. Introductions and Public Announcements/Comments for items not on the agenda [Steve Wallace asked if there were any public announcements other than what was on the agenda, there were non.](#)
4. Approval of Minutes (2 min.) [There were no minutes from the last meeting as it was adjourned because there were only 2 people and there was not a quorum.](#)
5. Report on MVCC Board Actions re Urban Planning/Land Use Committee resolutions [Steve Wallace indicated there was nothing to report](#)
6. Early Notification System ['ENS'] Update, if any (2 min): [There were no new projects](#)
7. Old Business/Open Issues (60 min)

- a. **ENV-2010-2553-CE [ZA-1998-892-ZV-CUP], WINDWARD SCHOOL** request to increase enrollment by 75 students to a total enrollment of 550 students at 11350 Palms Bl. Potential motions [Steve Wallace asked Steven Kierman the representative from Windward School to present:](#)

[Mr. Kierman informed us that Windward School is looking to increase the amount of students from 475 Students up to 550 students, an increase of 75 students. Mr. Kierman informed us that there will be a public meeting on the project on December 15th. He informed us that 8 years ago in a public meeting, Windward stated that there would be no increase in students within the next 5 years. Windward uses 11% of total tuition revenue to financial aid cases at the school; they need to increase the amount of students to help finance some of this. They indicated that they wanted to maintain this as it also allows the diversity in the faculty and to better prepare them for college. Transportation is the most important item, the Issue is traffic mitigation, City of LA is looking at this and the school is doing a traffic study, the results should be available this week. The original CUP required 140 parking spots on Campus; they have secured parking on Palms and Sawtelle. They have increased parking to 151 on campus, more than required. They have 60% of the students carpooling. They have staggered pick up and drop off; they also have a Bus Program, 3 Bus lines to the school. They have 3 lanes of traffic, 2 going in to the school for rapid drop off and pick up and 1 going out. They can now have 24 cars parked ready to pick up students. They have traffic supervisors on Palms, Butler and Sawtelle to make sure students and parents are not parking where they should not. When they have large sports events, they have additional parking at the Mormon Church. They have secured 280 spots at the Mormon Church. They filed a Negative Declaration, although they did not need to. The neighbors wanted a more comprehensive study on the project and they complied.](#)

[Mark Andrews made a motion to allow the increased enrollment, Isabella McKhail was a second to the motion, 34 for approve the motion, 0 against the motion. Motion passes.](#)

- b. **ZA-2010-2447-ZV; ENV-2010-2448-CE**, 3487 S Beethoven St, George Chung Realtors.

[Application to continue existing office use. Applicant requests motion to approve](#)

[Steve Wallace asked Mr. George Chung of George Chung Realty to present, a Mr. Bill Christopher – on behalf of George Chung give an outline of the project.](#)

[Mr. Christopher informed everyone that George Chung Realty began in 1979 at this address – the property was purchased by George Chung and was an existing zone C1 commercial when he purchased his home; Mr. Christopher indicated that AB283, a General Plan Amendment changed 3487 Beethoven from C1 to R1. Mr. Christopher informed the group that they were asking for a Use Variance to allow George Chung Realty to continue to do business at this address which is currently zoned as a single family residence. Mr. Christopher informed the group that the property has 5 on site parking spaces. Mr. Christopher indicated that the outreach by Mr. Chung has reached over 50% of the local home owners asking for support of his project, and they have 1400 letters of support.](#)

[Mr. Christopher asked if he could address questions, Mrs. Asta Hawkins asked “How will you address parking and traffic issues caused by the many workers coming and going from this business operation in a single family residence? Mr. Christopher answered - he will take care of it and Mr. Chung has worked to try to help the situation and make it better, but there is a lot of traffic on every street in Mar Vista.](#)

[A neighbor indicated that we should support the variance because George intent was clear from the start, to continue to operate the Realty Business from this residence. Mr. David Nelson spoke in support of the project and made a motion to allow the use variance. A Ms. Dianna Tate was a second to the motion.](#)

Steve Wallace asked for questions:

A neighbor asked why George did not know that this would eventually come up when he started the improvements being that he has been a realtor for over 30 years and should know the process. Mr. Christopher indicated that the Plan Checker at the time revised the application form; the person working for Mr. Chung on the project at that time did not know the ramifications.

Many neighbors, around 10-15 or so, spoke in support of Mr. Chung, that he was a good guy, that he supported local school projects, Faculty representatives of Short Avenue and Walgrove Elementary School said they were there representing the school in support of the project, a couple of neighbors indicated that he was able to help them buy their first family home, that he was a pillar in the community. That he was probably responsible and had given assistance to most of the people in the room with purchasing their home.

A neighbor informed everyone that Mr. Chung was a good guy, no one was disputing that fact at all, however we needed to focus on the issue and the issue was not whether George Chung was a good guy or not. It was about allowing him to use a single family home in a single family residential area as a business with multiple employees.

Mr. Christopher asked the Chair to call the question, Albert Olsen (MVCC Chair) asked for time to hear all the questions. Steve Wallace agreed and neighbors within one or two homes radius from Mr. Chung's property spoke about constant trash behind 3487 S. Beethoven, several neighbors asked about the increase in traffic that is brought by all the people working in Mr. Chung's office. Several neighbors also asked about the delivery trucks from UPS and Fed Ex that are always blocking the street making deliveries to Mr. Chung's office, a neighbor complained that Mr. Chung's employees walk up and down the street outside this neighbor's home smoking and dropping cigarette butts. A number of neighbors mentioned the parking or the lack of it due to Mr. Chung's employees taking up all the spaces on Beethoven Street and Greenwood Avenue. One neighbor indicated that she had photos of several George Chung Employees parking in front of neighbors homes and getting out of their cars going to work. She also had photos of George Chung employees blocking the alley with their trucks loading all the realty signs on a weekend making lots of noise and that this happens every weekend.

A neighbor asked why Mr. Chung could not continue to operate his business from the property on National where he was located for a period of time. Mr. Christopher indicated that it was a temporary measure while the construction was taking place.

An employee of Mr. Chung identified himself as the person at George Chung Realty that takes complaints and has not had a complaint from a neighbor in over 3 years.

A neighbor asked how we are going to be able to tell who was able to vote and who is not because it was clear that a number of people in the room were not from Mar Vista. Steve Wallace indicated that a Stakeholder as defined by the DONE - Department Of Neighborhood Empowerment, a city Department is someone that lives or works in Mar Vista. Steve Wallace also indicated that he would be reviewing the addresses on the meeting sign in sheet that was being sent around the room.

Steve Wallace asked for last questions before he calls the question, the question was called; the vote was 38 in favor of the motion to grant the variance, 10 against the motion and 4 people upstaged.

At that stage over 90% of the people left the room.

A list of names from the sign in sheet is below, however some were not legible and there may be spelling errors.

- c. **Jim Harris, Louie's of Mar Vista**, update on proposed restaurant
8. Committee/Task Force Updates, with potential motions, receive and file by consent (15 min.) Mr. Harris brought us up to date that he was 99% sure he had secured parking for the restaurant, he had paperwork filed and would need to come to MVCC very soon for a parking variance and alcohol license.
 - a. Commercial Corridors Update /Concept Plan [Livable Boulevards] REPORT: on hold due to budget
Nothing to report
 - b. Planning Pilot Program PLANCHECK update <http://plancheckncla.com/> Nothing to report
 - c. **Bundy Village update**: applicant received 120 day extension. Tentative hearing date, February 8, 2011. Applicant has filed Chapter 11 **Skipped**
 - d. Casden Project update: EIR due out any day, per Westside NC PLUM **Skipped**
 - e. Red Mountain 3115 Sepulveda-Bank repossessed the property; project on hold indefinitely **Skipped**
 - f. Culver City border corridor projects [Michael Scheffe] **Michael was not at the meeting**

- g. Vacant Wild Oats building, Centinela at Palms: receiving complaints re trash, graffiti and vagrants- CD 11 office to follow up [No report given](#)
 - h. **Medical marijuana shops:** City Council reconsidering opening some of the 140 forced to close there was [no discussion on this](#)
 - i. **El Zacatecas Bikini Bar update:** Continue to report all concerns directly to Det. David Lange, 36173@lapd.lacity.org Phone: (213) 996-1256 [this was not discussed](#)
9. Public Comment (1 min.) [No public comment](#)
10. Future Agenda Items (1 min.) [non](#)
11. Adjournment [Motion to adjourn](#)

Names of Attendees to the meeting

Don B. Richard
John Stephens
John Ahodi
Cynthia Tinson
Ronald Sumaoue
Lado Roshanian
Kienzle Puten
Irving Simons
George Chung
Cho Chung
Dave Nelson
Caroline R. Nelson
James Harris
John Arginson
Charlotte Sample
Charles Sample
Soli Chung
Unmi Chung
Loe Garcia
Marina Torres
Jalda Chung
Douglass Weitzman
Chung
Lisa Chung
Brian Chung
Jaime Chung
Len Nguyen
Lorraine Wells
Denis Morgeman
Bauttloulin
Azadeh Hawkins
Margaret P. Hanigan
Leslie A Hanigan
Ashley Halnerson
Anne Stevens
Michael Stenger
Bob Fitzpatrick
John M. Haighne Jr
Ethel Ogenberg
Debbie Bohe
Wenchia Parker
Ela Perez
Dianna Tate
C, Fadden
David Fein
Mary Conner

There were many names that could not be read, this list was compiled to the very best of my ability based on legibility of the names written by attendees.