

## **Sycamore Square Neighborhood Association March Session Minutes**

### **March 5, 2017**

The meeting was called to order by President Conrad Starr at 9:10am.

Board members present included Mr. Starr, Charla Gardner, Joshua Kirchmer Steve Senigram and Sue Horwitz. Neighbors were also present, including Stan Genser, Robert Vertica, Chris Robertson, Rachel Fridman, Sarah Cohen, Myrna Dwyer, Marcia Henning, and **NEED LIZ'S HUSBAND'S NAME**. Also present were Margaret Taylor, Brad Conroy, Steve Anavin, Eric Needleman, and Jem from the Firestone project, as well as Eric Shabsis and Liz Darrington from BevMo!.

Mr. Starr moved to table approval of minutes in order to proceed directly to the presentation from the Firestone Project.

The motion passed unanimously.

#### **Firestone Project Presentation**

Ms. Taylor gave a brief summary of communication with the board.

Ms. Gardner asked for a handout that was given by the Team on the Land Use Committee, Ms. Taylor said the information was transferred in new communication provided for this meeting but it would be emailed to Ms. Gardner.

Ms. Taylor went on to briefly explain the project to those in attendance and their desire to work with the community and be partners in the ongoing development of the project.

Ms. Taylor said she had not received intention from the community to removed interior seating. The previously planned outdoor seating on 8th Street has been removed from the application.

Ms. Taylor summarized the modifications that have been made to the project since the meeting with SSNA in February (see attached documentation).

Ms. Gardner expressed concern over the odors from the brewery, citing a comment from the LUC and inquired about specific types of odor-reduction. Ms. Taylor said that she will seek and provide further information about the filtration to be used.

Mr. Starr inquired about parking for private events. Ms. Taylor said that this would be added to the ongoing check-in meeting agenda and Mr. Starr provided some language to being this dialogue.

Mr. Vetica expressed concerns about traffic and parking.

Mr. Kegel expressed his concern about parking. He expressed his decreased skepticism about the project after the presentation. He expressed concern about monitoring parking of employees, and how that's being done.

Noise level and safety were concerns expressed by Ms. Cohen, as well as hours of operation. Ms. Taylor said that there would be data collection on parking attendance (how customers are using various services and adjust accordingly).

Ms. Gardner expressed concerns over parking, and her want for valet price points in writing that maximizes the use of valet. Ms. Gardner pointed out that there are several spots in the neighborhood that lack restricted parking hours and expressed her concern about noise and customers parking there. Ms. Gardner asked that the project consider a midnight closing time to mitigate noise and parking in the neighborhood.

Ms. Fridman encouraged the Project to consider in detail the hiring of employees to prevent them parking in the neighborhood.

Ms. Dwyer asked about a sign at the location to respect the neighborhood.

Ms. Taylor clarified that the project is legally not a bar, that the brewing is secondary to the restaurant.

Mr. Starr asked for truck sizes and dimensions for delivery trucks and loading space specifications for him to feel more secure about the procedures. Mr. Starr also asked for harsher constrictions on deliveries and things to prevent deliveries from not abiding by the rules. Ms. Taylor said she would provide details regarding loading.

Ms. Taylor said that she could provide in writing that deliveries would not obstruct sidewalk or lane.

Ms. Gardner proposed that the SSNA schedule a special meeting in a few weeks, prior to the LUC committee where the SSNA can move to change our position on the Project.

Ms. Horwitz said that most of her concerns have been addressed.

Ms. Horwitz moved for the SSNA to approve the Firestone Project as presented.

Ms. Horwitz explained the the issues that have been presented were addressed and the intention to have an ongoing conversation about continuing concerns in the neighborhood. Mr. Senigram echoed her comments.

Ms. Gardner expressed concern about conditions that provided in

Mr. Kirchmer moved to amend the motion as follows:

“SSNA moves to approve the Project as presented including the loading mitigations.”

Neighborhood expressed concerns about lack of mitigation in writing.

Ms. Horwitz expressed understanding of the neighborhood’s perspective.

Ms. Horwitz withdrew the amended motion.

The SSNA agreed to have a meeting at this location on Monday March 20th at 6:30pm.

Mr. Starr moved to take a 5 minute recess at 10:39a.

Mr. Starr brought the meeting to order at 10:45am. Mr. Senigram has left the meeting along with everyone from firestone.

### **BevMo Presentation**

Eric and Liz began their presentation to the SSNA. Eric expressed BevMo’s policy to meet with neighborhoods to discuss policies regarding the business. Eric presented the conditions provided to the Board (see attached).

Mr. Starr summarized the board’s relationship and conversations with BevMo! In the past. He characterized that BevMo! Has met SSNA halfway or better on all the concerns about the project.

Mr. Senigram and Mr. Conroy re-joined the meeting at 10:50am.

Mr. Starr expressed concern that the employee parking in the Essex building was not provided in the documentation. Ms. Gardner expressed want that in writing some number of employee parking will be provided in the Essex building so that employees will not park in the neighborhood.

Ms. Gardner expressed want of a mitigation provided in writing to accommodate for increased employees during the holiday season.

Neighborhood expressed concern for parking during shift changes. Liz replied that BevMo’s hiring policy including training to not park in the neighborhood and that during shift changes it is possible for employees to park in the retail spots in the building.

Mr. Starr expressed want of language in the operation conditions to specify reserved parking for employees.

Neighborhood asked if BevMo! Will have signage that encourages parking in the building and not in the neighborhood.

Eric said that the language in the Operating Conditions will be changed to include not breaking up manufacturer pre-packaged quantities.

Eric said that BevMo! Is seeking a site-plan review for the space, and that BevMo wanted to amend the review with the Operating Conditions set forth in their dialogs with the neighborhood. BevMo! Would also like the SSNA to submit a letter that the Operation Conditions would be added to the plan-review application that will be sent for administrative review. They anticipate that the City will provide their letter within the next two weeks.

Mr. Starr confirmed with BevMo! That they will refuse deliveries that do not abide by the conditions set forth in the Operating Conditions document.

Neighborhood expressed concerns about hearings required for the project. Neighborhood asked about number of customers at peak hours, and BevMo! Provided a peak hour traffic of 58 customers for a store of larger size.

### **Resolution: SSNA'S Support for BevMo!**

Mr. Kirchmer presented the following motion:

The SSNA supports BevMo! in accordance with the operating conditions supplied by BevMo! dated 3/1/2017 with the following amendments:

- BevMo! Condition #8 – add “beer and” before “Wine coolers” to read “...beer and wine coolers must be sold in manufacturer pre-packaged quantities.”
- There will be 6 reserved and designated parking spots within the Essex building for BevMo! employees. There will be an increase to parking provided for employees during the holidays when more employees will be on staff
- BevMo! will discourage employees from parking in the neighborhood;
- BevMo! will provide exterior-facing signage that will inform patrons of available;validated parking within the Essex building;
- BevMo! will provide on its website information about parking within the Essex Building;
- A minimum of 2 employees will be on staff at all times.

The resolution passed unanimously.

Mr. Kirchmer moved to table the rest of the session's agenda until the scheduled meeting on March 20th. Ms. Gardner seconded the motion. Four votes in favor, one abstention. The resolution passed.

### **Adjournment**

The meeting was adjourned at 11:31am.

## **March 20, 2017**

The SSNA's March Session was brought to order on March 20 at 6:31pm.

Board Members present were Conrad Starr, Sue Horwitz, Steve Senigram, Charla Gardner, Joshua Kirchmer. Neighbors present were Stanley Genser, Myrna Dwyer, Robert Vetica, and Sarah Cohen. Present from the Firestone Project were Margaret Taylor, Steve Anavim, Mike Oboglehm (sp?), and Brad Conroy. Julia Duncan from CD4 was also present.

Mr. Starr invited Ms. Duncan to speak to the session about her office's movement on traffic mitigations for Sycamore Square.

### **CD 4 Presentation**

Ms. Duncan explained that Essex has not held up their end of the ordinance and CD4 has been working to get them in place. She explained the letter dated March 16th CD4 sent to Essex explaining mitigations and their cost and requesting the funds to implement them. CD4 did not provide a timeline for installation of the mitigations, nor did Ms. Duncan provide the traffic study results to SSNA. She assured the SSNA that it was a top priority of hers to get these mitigations implemented, and she believed the apprehension of funds from Essex was the next step in that process.

Ms. Horwitz inquired about the planning of 850. S. La Brea. She mentioned that no developer has met with SSNA nor GWNC. Ms. Duncan said she would follow up on the project. Ms. Duncan updated the SSNA on the BMO that went into effect. The SS ICO is set to expire in March of 2018.

Ms. Gardner inquired about when CD4 would approach SSNA about the new R1 zoning designations. Ms. Horwitz asked Ms. Duncan to provide information so that SSNA can distribute to the neighborhood.

Ms. Duncan informed the board of the Facebook group - Neighborhood Conservation which has information about new R1 zone designations.

Ms. Duncan departed at 6:59pm.

Mr. Starr summarized his encouraging interactions with parking enforcement lieutenants in the neighborhood.

### **Firestone Project Presentation**

Ms. Gardner implored the SSNA to carefully consider what sort of project we are getting at Firestone and make sure it is not misrepresented to SSNA and the neighborhood.

Ms. Taylor went on to summarize changes to the Project in accordance with SSNA's concerns. She stated these changes are indicative of their outreach practices. (See attached documents).

The Firestone project went on to explain in detail their commitment to the project and neighborhood.

Ms. Gardner voiced concerns about hours and parking.

Sarah Cohen voiced concerns about the 2am close on Thursday and noise from patrons leaving the Firestone. She also concerned about increased patronage and crime in the neighborhood as a result.

Ms. Horwitz said that she wants to point out the difference between issues that fall into the realm of the Project and those that fall into the realm of law enforcement.

Discussion followed about amendments SSNA would need to the conditions put forth by Firestone.

Employees who do not take alternative forms of transportation to get to work shall be provided dedicated parking spots as part of the lease agreement, including during construction.

Sarah Cohen proposed an 11pm closing time on Thursday evenings.

Mr. Senigram explained issues with parking in the past, and said that parking and hours are key points.

Neighborhood suggested the addition of the following language:

10 f : The LAPD has the ability modify such plans as security needs arise.

Ms. Gardner proposed adding the following to the conditions:

Encouragement of local hiring through local employment agencies; targeted job advertising and given two-qualified candidates, hiring the individual who lives locally.

Ms. Gardner moved to have the SSNA drop their own motion as opposed to the one provided by The Firestone Project as presented.

The motion carried 4-1.

Upon further discussion with Project representatives, Ms. Gardner proposed the following change:

The hours of operation on Thursdays be changed to close at 12am.

### **Resolution: SSNA's Support for Firestone Project**

Mr. Kirchmer moved to have the SSNA support the Firestone Project in accordance with the Conditions presented in the Motion Draft document dated March 20th, 2017 along with the following modifications:

- 1) The hours of operation on Thursdays be changed to close at 12am.
- 2) Employees who do not take alternative forms of transportation to get to work shall be provided dedicated parking spots as part of the lease agreement, including during construction.
- 3) Encouragement of local hiring through local employment agencies; targeted job advertising and given two-qualified candidates, hiring the individual who lives locally.
- 4) In section 10 f, the addition of the following language: The LAPD has the ability modify such plans as security needs arise.

Ms. Horwitz seconded the motion.

Mr Kirchmer proposed the following amendment to the motion:

The Firestone Project will furnish the SSNA with letters it has received from the neighborhood.

The amendment carries 5-0.

The resolution carried 4-1.

Mr. Kirchmer moved to adjourned the meeting.

The motion did not carry.

Discussion proceeded with Brad Conroy about the possible development on 850 S. La Brea.

Mr. Conroy spoke about the possible historic ordinance of a neighboring building.

Mr. Starr moved on to public comments.

### **Public Comments**

Ms. Dwyer was told by an employee of the construction crews at 8th and Orange that they are draining an aquifer and she wanted SSNA to ask for more information from the contractors.

Mr. Starr said he would be in touch with The Mansfield Project to address her concerns.

### **Treasury Report**

Nothing to report!

### **HPOZ Committee**

Nothing to report!

### **GWNC Reports**

Ms. Horwitz signed up to be on the Purposeful Aging Committee, but has not heard from them regarding the Committee.

Mr. Starr attended the March Outreach Committee and said that we are able to nominate someone for the Community Service Award.

Mr. Starr moved to nominate Liz Fuller for the award.

The motion passed unanimously.

Mr. Starr will get input from the board in filling out the application.

Several board members attended the Land Use Committee.

### **Resolution: SSNA's Opposition to 850 S. La Brea Project**

Ms. Gardner moved to have SSNA oppose the project at 850 S. La Brea.

The motion is as follows: The SSNA opposes this project. They have not presented to the Neighborhood Association. They are requesting open space reduction and incentives that would create a project size that is inappropriate for this location.

The resolution passed unanimously.

Ms. Gardner said she would attend the LUC meeting and present them SSNA's opposition letter to 850 S. La Brea and their letter in support of Firestone.

Ms. Horwitz said that she would like the SSNA to draft a letter regarding 834 S. La Brea and it's historic quality.

Mr. Starr said he's had contact with The Mansfield to remove graffiti and address flooding and dust as a result of the construction.

### **New Business**

Mr. Starr and the board accepted Ms. Fuller's resignation from the Board.

Mr. Starr attended the first organizing meeting of the Congress of Neighborhoods.

Mr. Kirchmer will obtain and amend the bylaws of the SSNA and distribute them to Board Members.

Mr. Kirchmer volunteered to manage the relationship to the new 7-11 at Sycamore and Olympic.

### **Board Comments**

Mr. Kirchmer talked about inviting folks to nextdoor to increase neighborhood participation.

Mr. Starr expressed interest in having Communications conversations at a later meeting.

### **Scheduling of Next Meeting**

The next SSNA Board meeting was scheduled for April 2, 1pm at 5150 Wilshire Blvd.

### **Adjournment**

Mr. Kirchmer moved to adjourn the meeting.

The motion passed unanimously and the meeting was adjourned at 9:36pm.