

Planning and Land Use Committee Report January 12, 2009

Ponte Vista - The Committee reviewed the Planning Department report and recommendations and drafted a letter for Council approval. See attached. In December, Credit Suisse, the bank that funded the project, took control away from Bob Bisno. Ted Fenton is their lead staff person on the project. We anticipate that there will be some changes in the proposed project, but have no further information at this time. The Los Angeles City Planning Commission consideration of the proposed project has been postponed again. The new date is April 9.

Proposed Truck Storage Building at Miraflores and Cabrillo - T & M Construction is proposing to build a stuccoed cinderblock structure to enclose their equipment storage on the lot they own on the northeast corner of Miraflores and N. Cabrillo. They will need to seek a variance. Because it is a "commercial corner," code requires 50% of the outside wall to be windows. The owners do not want to have any windows, which could allow someone to see the equipment they have stored. After discussion with the committee, the owners agreed to a 5 foot landscaped setback along Miraflores but stated that, due to the length of the equipment, they cannot have a setback along Cabrillo. The committee agreed to recommend support of the variance with the changes enumerated in the attached draft resolution, including some type of landscaping on the Cabrillo side.

Proposal for Use of Old Animal Shelter - The representative from FOCAS LA, an Animal Rescue Group, did not attend our meeting, however several concerns were raised by other animal support groups, including a question of what type of Request for Proposal or Request for Qualifications process would be used to secure a tenant for the property. It was pointed out that 80% of the dogs at the Animal Care Facility are usually pit bulls, most of them have been surrendered by their owners because they cannot control them. Furthermore, many pit bulls cannot be fully rehabilitated due to breeding practices. These dogs are almost impossible to place, no matter who is running the facility.

Concerns were also raised about the process used by the City and other governmental agencies (e. g., CAL TRANS and the County Assessors Office) for surplus property up for auction. It was suggested that we ask DONE to develop some type of early notification for Neighborhood Councils. Additionally, it was suggested that City land should be leased, rather than sold, thus creating a revenue source for the City. Assemblywoman Lowenthal should be contacted regarding State agencies.

Channel Street Traffic Trailer - Officer Pio reviewed the results of the traffic trailer and realized that it had not been functioning correctly for at least a portion of the time. He agreed to set up the trailer again after Jan 1 and will share the results with us at the next Planning & Land Use Meeting. He recommended that DOT also be invited to that meeting.

Other Items

- Need a 4-way stop sign at Meyler & Basin, and curb needs to be repaired (referred to Council Office)
- New DWP poles on Taper Ave need to be cemented in (referred to Council Office)
- Use of property along east side of Harbor Freeway (agendaize for next meeting)
- Need for sidewalk repair and reduction of speeding N. Walker & Elberon (forward to Issues Committee)