



Picfair Village Neighborhood Association Minutes –
General Meeting August 12, 2024

Members Present: Joe Carrabba (Pres), David Riva (VP), Cindy Levey (Secretary), Darren Davis (Treasurer)

Neighbors: Diane Isaacs, Jeff Snodgrass, Valerie Woodson, Nicholas Wheat, Claudia Bayard Jamin Warren, Paige Portwood, Burhman Smith, Debbie Gaughan, Renuka Manamperi, John Donovan, Stuart Ozer, John Whalen, Sylvester, MD, and Monique Carrabba (PNVA rep on the PNC)

Guests:

Mayra Guevera, CD 10 Field Rep

Rob Vinokur and Liz Opholt, Developers

1. Call to Order and Introductions.

- a. Meeting was called to order at 7:00 p.m.
- b. Board members introduced themselves.

2. CD10: Field Representative for Heather Hutt, Mayra Guevara

- a. Mayra introduced herself. She is the CD 10 Field Representative. She represents the areas covered by the Pico Neighborhood Council and South Robertson Neighborhood Council.
- b. CD 10 Update:
 - i. There should be less trash on the streets. Garbage collection for the street cans is weekly. The blue cans are managed by LA City Council CD 10. The Black cans are managed by Sanitation. If there is a trash pickup problem in either bin, please text Mayra a photo and the location.
 - ii. Upcoming programs include:
 1. Neighborhood cleanup in Little Ethiopia on Fairfax between Whitworth and Olympic
 2. Movie nights and backpack giveaways in Reynier Park, Shatto Park and Westside neighborhood Park, dates/times pending information from Mayra. PVNA will post flyers in the PVNA kiosk on Pico, and will post on website and Facebook.
 - iii. Mayra: CD 10 main office 323-276-4917, Mayra's office 323-276-4921, Mayra's cell 323-733-7514, Mayra's email mayra.guevara@lacity.org

3. 5500 & 5510 Pico Blvd. Development Q & A, Liz Opholt, Whitestone and Rob Vinokur, Playhouse Group

a. Developer Presentation:

- i. Developers presented the concept for the two properties under development: A neighborhood 40-seat bar, also serving American tapas food, on the corner of Carmona and Pico, and a 3000 sq. foot outdoor restaurant venue with small play area courtyard – one restaurant operator and three separate menus/food options – breakfast/lunch/dinner, also serving alcohol. Developer is the current owner of the four storefronts from 5510 Pico to the corner of Pico/Carmona, including a home at 1401 Carmona Ave. This represents two parcels that were sold to the developer (Vinekur) in 2021 for \$5M. The footprint includes Joe’s Pizza and MadLab Coffee.
- ii. The developer structured the two properties to respond to community conversations that took place at Joe’s Pizza and MadLab Coffee. The community expressed interest a neighborhood bar, as well as a local café for parents and kids to spend time together, day and night.

b. Discussion: In response to PVNA questions, see below.

- i. Process: The developer presented to the Pico Neighborhood Council Land Use Committee. The committee makes recommendations to Pico NC for approval.
- ii. Liquor:
 1. Developer indicated that their application for a conditional use permit for alcohol beverage services (CUB) – which includes a change of use permit from auto repair to restaurant and bar - was on “hold” as part of the process.
 2. Developer is currently in the process of submitting alcohol licenses. The alcohol license application are for a 1:00 a.m. close-time at the bar and a 2:00 a.m. close-time at the restaurant.
 3. PVNA requested that developer outreach to nearby schools and churches to ensure all rules are met regarding the sensitive use clauses for the liquor licenses.
 4. PVNA is interested in further understanding how some developers receive approval by Pico Neighborhood Council Land Use Committee for liquor license applications, and some do not.
- iii. Environment:
 1. Developer has submitted business applications that are in plan-check stage with the City. The development will meet all green restrictions put forth by the City.
 2. The last soil test on the restaurant property was 4 years ago. PVNA requests a more current soil test for the property, given it’s use a auto-shop over the past 4 years.
- iv. Community Engagement:
 1. The developer sent notification about the development to neighbors within 600 feet of the development.
 2. The developer would be willing to participate more actively in PicFair community events to be an active member of the community, for example, donating gift cards. This has not yet been the case for the developers current storefronts on Pico.

- v. Parking:
 - 1. Neither projects are required to provide parking.
 - 2. Developer noted that the expectation is that the venues are for the local community and walkable.
 - 3. Developer will be looking at empty parking lots nearby to rent for valet.
 - 4. Community noted that while CD 10 might change side streets to priority parking, there is already evidence that patrons do not follow the priority parking signage.
 - 5. PVNA made recommendations on who to speak with in the neighborhood regarding parking options.
 - vi. Security:
 - 1. Developer explained plans for security, including cameras and lights.
 - 2. Developer will set forth a written security plan.
 - vii. Economic Development: Developer seeks to hire directly from the neighborhood for all aspects of the businesses.
4. General Business:
- a. PVNA Board is hoping to build committees from community member involvement:
 - i. Communications/Social Media Committee
 - ii. Events Committee
 - iii. Elections and ByLaws Committee
 - b. If there are ideas, please bring them to the PVNA Board for agenda-building for general meetings.
5. Announcements and Public Comment:
- a. General meetings will take place the second Monday of every month 6:00 p.m. – 7:30 p.m.
 - b. For those interested, the Pico Neighborhood Council Finance and General Board meeting is the second Wednesday of the month at 6:30, bi-monthly. Anyone interested please reach out to Monique Carrabba at outreach@piconc.com.
 - c. Dave – Vector Control – Hoping to bring someone from Vector Control to come to a PVNA General Meeting. More info to come.
6. Adjournment: 8:10 p.m.