



Greater Wilshire Neighborhood Council  
Land Use Committee Meeting August 23, 2016  
Approved by the Committee on September 27, 2016

**1. WELCOMING REMARKS**

- a. Call to order (Chairman)

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, August 23, 2016, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Philip Farha called the meeting to order at 6:43 p.m.

- b. Roll call (Secretary)

Joe Hoffman called the roll. Eight of the 13 Committee Members were present at the Roll Call: Rory Cunningham, Philip Farha, Mike Genewick, Karen Gilman, Dick Herman, Joseph Hoffman, Caroline Moser and Barbara Savage. Six Committee Members were absent Patricia Carroll, John Gresham, John Perfitt, Julie Stromberg and James Wolf. The GWNC Land Use Committee quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) is 51% of the 13 currently filled Committee Seats, or seven Members, so the Committee could take such votes. Thirteen Committee Seats were filled (by election or appointment). [To apply see [www.GWNC.org](http://www.GWNC.org) and <https://lacity.quickbase.com/db/bj3apxsp3?a=q&qid=32&qskip=0&qrppg=1000&dlta=su46~.>] Also attended: 19 Stakeholders and guests.

**2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**

There were no public comments at this time.

**3. ADMINISTRATIVE ITEMS (Discussion and Action)**

- a. Review and adoption of July 26, 2016 Minutes

The following corrections to the July 26, 2016 Land Use Committee Minutes were requested:

Page three, Item #4. c: “Mr. Gresham believed “it’s completely out-of-character for the block”

Page four, Item #5. c: Motion should read “ Application for 743 N. JUNE ST

**MOTION** (by Mr. Hoffman, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its July 26, 2016 Meeting as corrected.

**MOTION PASSED** by a hand vote with five in favor; zero opposed; two abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes). Presiding Officer Mr. Farha did not vote.

- b. Review of Early Planning Report for possible future action items.

Copies were distributed of and the Committee reviewed the “08/23/16 Early Planning Report Summaries for GWNC Area.” Ms. Gilman explained that 125 N. Western “abuts the GWNC.” Mr. Hoffman will invite the developer to present.

**4. Old Business (Discussion and Possible Action)**

[Note: Items in *italics*, below, were unconfirmed at publication and may be postponed until a later date.]

- a. 117 N. Manhattan Place - (Discussion and Possible Action) (Taik Kim) 8-unit SLS, 10K square feet, 15-foot front setback, 5-foot side and rear setbacks. Neighbors and Committee Members urged him to consider revisions, meet with neighbors and return with updates. In February Mr. Kim and he said they have not yet made any revisions. Not ready for 2-23-2016 mtg. Presented at the March LUC Committee Members asked that changes be noted in Application docs and that applicants do neighborhood outreach before returning for a vote. Hearing tentatively scheduled for September 14, 2016. ENV-2015-3922-EAF, VTT-73902-SL.

Simon Park, architect for the project, displayed a three-dimensional model and presented. He said they met last month with the St. Andrews Square Neighborhood Association (SASNA). “Most of the exterior is stucco”; he described possible other materials and design features for the townhouse condos. Currently, five structures are on the lot. “Each unit has a two-car garage . . . third floor with two-bedrooms; fourth floor with one-bedroom.” Potential parking arrangements were discussed. The buildings’ four-inch separation would be covered “to the roof.” Stakeholder Deborah Willis believed the buildings to be too high and “massive”-looking and was concerned that they are much taller than adjacent homes. Mr. Farha noted that the property “is surrounded by Craftsman”-style homes. Ms. Moser was concerned about not knowing what other materials would be used. Mr. Park said “all the details are not finalized yet”; he noted that this is their fourth presentation and believed that the Committee and SASNA did not express this much opposition in three previous presentations. There was extensive discussion of possible design features. The Hearing will be September 14<sup>th</sup> regarding whether to approve the small-lot subdivision; Mr. Park said “they’re not approving any design” elements. Stakeholder Ruth Silveira said “it’s very disruptive to the neighbors” on both sides and in back.

**MOTION** (by Ms. Moser, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board opposed the project at 117 N. Manhattan Pl. as presented.

**MOTION PASSED** by a hand vote with six in favor; zero opposed; two abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes).

- b. 5019 W. Maplewood Ave - (Discussion and Possible Action) (Taik Kim). 5-unit condominium with 10 parking spaces and 1 guest parking space. EXPEDITED PROCESSING TT-74229- CN, ENV-2016-2158-EAF.

Civil Engineer Taik Kim displayed site plans and elevations and said setbacks would be 15' front and back, 10' east and 5' west. Each unit would have two parking spaces and one guest space. The garage would be half-subterranean. There was extensive discussion of proposed design features. There are two-story apartment buildings to the east and west. They have not yet spoken with the neighbors. The Committee recommended design changes to re-present, especially a front entrance. No Motion was made or vote taken.

- c. 520 N. La Brea Ave - (Discussion and Possible Action) (Kyoshi Graves) A CUB for the sale and dispensing of a full line of alcoholic beverages for on-site consumption and a CUX to allow patron dancing all in conjunction with the change of use of a 3516SF adult school to a proposed new theater with live entertainment consisting of bands, DJs, comedy shows, theater performances area. Proposed hours of operation are 10am to 2am daily. Lyric Theatre. LUC requested applicant do outreach to neighboring residential area regarding hours and potential noise issues.

Mr. Graves noted that they presented here on August 25, 2015 and on June 28th. Maximum seating of 128 would be allowed.

They will “not supply parking on site”; staff will encourage ride-sharing such as Lyft and Uber and “there’ll be no temporary or double-parking in the alley.” Mr. Graves described security arrangements, including “no loitering and no parking in the alley.” They have been outreaching to the community and, since August 1<sup>st</sup>, with Shawn Bayliss, Director of Planning and Legislation for L.A. City District Five Councilman Paul Koretz (213-473-7005; Shawn.Bayliss@LACity.org; <http://CD5.LACity.org>). Also, with LAPD Sgt. Estevez about security. “A security guard will be posted” at the rear entrance.

They have 34 signatures of support from residents in the petition area. They said that, “prior to the City notification,” on August 10<sup>th</sup> they mailed open house notices. On August 17<sup>th</sup> they met with the Sycamore Square Neighborhood Association; some signed the petition in support. On August 20<sup>th</sup> they did more outreach with neighbors. Owner Ryan Braun described his participation in a community educational program. They intend for the voluntary conditions to be included in the CUB. Staff said “the bar typically closes at 1:15, 1:30” a.m. Next door neighbor Lyndi Vaughan was concerned about noise and requested a midnight closing time on Sundays – Thursdays. She distributed a list of recommended conditions; Mr. Graves and other staff agreed with some and opposed some.

**MOTION** (by Ms. Savage, seconded by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support as proposed for 520 N. La Brea Ave. the CUB application for the sale and dispensing of a full line of alcoholic beverages for on-site consumption and CUX application, including

the voluntary conditions, to allow patron dancing all in conjunction with the change of use of a 3516SF adult school to a proposed new theater with live entertainment consisting of bands, DJs, comedy shows, theater performances area. Proposed hours of operation are 10am to 2am daily.

**DISCUSSION:** Mr. Graves confirmed that the CUB “would run with the land.”

**MOTION PASSED** unanimously by a hand vote; zero opposed; zero abstained.

- d. 703 N. McCadden Place - (Discussion and Possible Action) (Andy Simhaee and Daniel Pourbaba) Vacant Lot. Application to subdivide into two lots and build a Duplex on each lot in an R2-1XL zone. ENV-2016-1964-CE, AA-2016-1963-PMLA. The Committee encouraged outreach to the neighbors before returning. Hearing date of 09/07/2016.

Mr. Pourbaba described proposed design features and many changes since their previous presentation. Don Hunt, President, South Hollywood Neighborhood Association (SHNA), reported that the SHNA unanimously supported the project.

**MOTION** (by Mr. Hoffman, seconded by Ms. Savage): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project at 703 N. McCadden Place to subdivide into two lots and build a duplex on each lot in an R2-1XL zone.

**MOTION PASSED** unanimously by a hand vote; zero opposed; zero abstained.

- e. 507 N. Sycamore Ave.- (Discussion and Possible Action) (Kamran Kazemi and Daniel Farasat) Demolish Duplex to construct a new 6-unit SLS with entitlements to allow height of 33.5 ft in lieu of 30 ft allowed in height district 1XL (14% for height of railing). VTT-74258-SL Hearing date of 09/07/2016.

No representative was present; no report or Motion was made or vote taken.

- f. 115 S. St. Andrews Place - (Discussion and Possible Action) (Norman Felter) Application for Permit to build a 3-story, 8-unit apartment unit with roof deck and subterranean parking garage. ENV-2016- 303-CE.

No representative was present; no report or Motion was made or vote taken. GWNC Administrator Shirlee Fuqua reported that the developer did not respond to an invitation.

**5. NEW BUSINESS (Discussion and Possible Action)**

- a. Affordable Housing Bill Cuts CEQA - (Discussion and Possible Action)

This was briefly discussed. No Motion was made or vote taken.

- b. Larchmont Heights Neighborhood Conservation Ordinance, La Brea-Hancock Neighborhood Conservation Ordinance - (Discussion and Possible Action) Code

amendments to add 12 new single family zones to the zoning code and zone changes for neighborhood conservation ICO areas. The proposed new single family zones for the South Hollywood, Larchmont Heights, and La Brea-Hancock neighborhoods would involve a zone change from R 1-1 (BMO) to R1 R2-RG, a proposed new zone, which regulates the location of a new second story to be located toward the rear of the building, requires new garages to be detached and located at the rear of the property, and a floor area of between 35% and 45% of the lot, depending on lot size. These proposed new single-family zones will supersede the existing R1 (or BMO) regulations. CPC- 2016-2112-ZC, CPC-2016-2112-ZC, Hearing date: 10/13/2016

Ms. Gilman reviewed the above. There was extensive discussion. The SHNA wants a 16' height limit. No Motion made and no vote taken.

*Committee Member Mike Genewick left at this time (9:39), making seven Committee Members present (the Committee quorum is seven).*

c. Second Dwelling Unit Ordinance - (Discussion and Possible Action) (John Perfitt)

Mr. Farha believed this was postponed to August 31<sup>st</sup>. Mr. Hoffman explained it. No Motion was made or vote taken.

**6. COMMITTEE MEMBER REPORTS** (Including Discussion and Possible Action)

- a. Transportation Committee Liaison Report (Stromberg)  
Update on local transportation issues GWNC is monitoring.

Ms. Stromberg was not present; no report or Motion was made or vote taken.

**7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS**

- a. Possible agenda items for upcoming meeting:
- i. 667 N Wilton Pl – A density bonus project pursuant to section 12.22.A.25 For 2 on-menu incentives and using parking option 1. The project is a new 34-unit residential building, including 3 very low income units. ENV-2016-2599-EAF, DIR-2016-2598-DB
  - ii. 953 S. Citrus Ave – Application for a subdivision of a single-family parcel to 2 single-family parcels. Application to build a second house on the R-1 property.
  - iii. 3607 W. Olympic Blvd. - (Lazlo Faerstain) Application for a Tentative Tract Map to build a 6- unit Small Lot Subdivision project. We will contact in September, 2016.
  - iv. 612 S. Norton and 4055 W. Wilshire Blvd. - Updates on plans for townhouses and condominiums v. 7000-7024 W. Melrose Ave - Density bonus with on-menu incentives for a 40- unit, 2-story residential development.
  - v. 7000-7024 W. Melrose Ave - Density bonus with on-menu incentives for a 40- unit, 2-story residential development

vi. 5555 Melrose Ave, Paramount Studios - Master Plan for Long term expansion project  
(25 Years)

vii. 518 N. Gramercy Pl – Applicant is filing a new application and wants us to contact him in September or October.

The above was noted.

b. Next meeting, September 27, 2016 at 6:30 pm

The above was noted.

## **8. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS.**

There were no requests at this time.

## **9. ADJOURNMENT**

**MOTION** (by Mr. Hoffman, seconded by Ms. Savage): to **ADJOURN** the Meeting.

**MOTION PASSED**; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 9:47 p.m.

Respectfully submitted,

David Levin

Minutes Writer

*The first paragraph of some Items, Motions/Resolutions and other wording may have been directly copied from the Agenda. Edited by GWNC. The GWNC Minutes page is <http://www.greaterwilshire.org/site/site/?q=node/580>.*