



Greater Wilshire Neighborhood Council
Land Use Committee Meeting September 27, 2016
Approved by the Committee on October 25, 2016

1. WELCOMING REMARKS

a. Call to order (Philip Farha – Acting Chair)

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, September 27, 2016, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Secretary Philip Farha called the meeting to order at 6:45 p.m.

b. Roll Call (Joseph Hoffman – Acting Secretary)

Joseph Hoffman called the roll. Seven of the 13 Committee Members were present at the Roll Call: Patricia Carroll, Rory Cunningham, Philip Farha (Secretary), Dick Herman, Joseph Hoffman, Caroline Moser and Julie Stromberg. John Gresham arrived later. Five Committee Members were absent Mike Genewick, Karen Gilman, John Perfitt, Barbara Savage and James Wolf (Chair). Sue Horwitz no longer is on the Committee. 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 and <https://lacity.quickbase.com/db/bj3apxsp3?a=q&qid=32&qskip=0&qrppg=1000&dlta=su46~>.] Also attended: 14 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 August 23, 2016 Minutes.

MOTION (by Mr. Hoffman, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its August 23, 2016 Meeting as written.

MOTION PASSED with five in favor; zero opposed; two abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes).

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

Copies were distributed of the “09/27/16 Early Planning Report Summaries for GWNC Area.” It was agreed to invite the developer of the 712 S. Gramercy Dr. project to present to the Committee.

4. OLD BUSINESS (Discussion and Possible Action)

a. 953 S. Citrus Ave – (Discussion and Possible Action) Originally presented as an application for a subdivision of a single-family parcel to 2 single-family parcels in an R-1 zone. Now neighbors have been notified of demolition permit application.

[*This Agenda Item was addressed after Item #5. b.*] There was discussion of the project's status.

MOTION (by Ms. Moser, seconded by Ms. Stromberg): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for a subdivision of a single-family parcel to two single-family parcels in an R-1 zone at 953 S. Citrus Ave.

AMENDED MOTION (by Ms. Stromberg, accepted by Ms. Moser): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for a subdivision of a single-family parcel to two single-family parcels in an R-1 zone at 953 S. Citrus Ave. and the demolition pre-inspection application #16019-10000-03650.

MOTION PASSED unanimously by a hand vote.

5. NEW BUSINESS (Discussion and Possible Action)

- a. 6063-6065 W. Melrose Ave (Discussion and Possible Action) (David Weissglass) New CUB application requesting the sale of a full line of alcohol for on-site consumption at a new restaurant. Conversion of an auto shop to a restaurant is currently underway. ZA-2016-3374-CUB.

Mr. Weissglass presented. He said "this application is only for the serving of alcohol and the extension of hours . . . they're not doing any construction or demolition." The site is "currently an auto shop . . . the shell is actually remaining." He said "no extra parking is actually necessary . . . the property ownership group has promised to have valet parking . . . we intend to look for a secure lot in the neighborhood" and that "we'd be more open to conditions regarding the parking." Operating hours currently are set to be 7:00 a.m. – 11:00 p.m.; a closing time extension to 2:00 a.m. is being requested; they are flexible on the hours. There is as yet no tenant. There would be a 442 square-foot patio with a maximum of 32 outdoor and 61 indoor seats. They have not yet outreached; they "wanted to reach out to [this Committee] first." Ms. Stromberg recommended outreaching to and waiting to act until the Hancock Park Neighborhood Association considers the project. Mr. Farha recommended presenting to the South Hollywood Neighborhood Association. Owner's representative Christina Kaneva described their desire for a "clean . . . upscale" look. Owners representative Peggy Hsu said "we're doing all we can to attract the right" customers. Mr. Gresham, Mr. Farha and Mr. Herman expressed concerns about traffic safety in that part of Melrose Ave. No Motion was made or vote taken.

- b. 667-671 N Wilton Pl. - (Discussion and Possible Action) (Robert Assil/ Dana Sayles) Demo 2 residential bldgs. The construction, operation, and maintenance of a residential building with 34-units, two levels of parking with 34-parking stalls, a 35% density bonus, utilizing two incentives. DIR-2016-2598-DB.

Committee Member Julie Stromberg recused herself and left the room at this time, making six Committee Members present (the Committee quorum was seven).

Ms. Sayles and other representatives displayed site plans and a rendering. The project "is the first two lots on the west side of the street . . . behind Osteria La Buca" restaurant. Parking is at-grade and subterranean. "A slight increase in the FAR" from "1.5 to two" and "a yard reduction in the rear" is being requested. There would be a fitness room and courtyard.

Committee Member John Gresham arrived at this time (6:56), making seven Committee Members present (the Committee quorum was seven).

Representative Don Empakeris said “the water table is only 11 feet below the ground.” There would be studio, one-bedroom and two-bedroom units, including three very-low-income units distributed around the building. The design and materials were described; the ground floor “looks like a commercial storefront.” It has a rooftop community terrace. The street setback would be six feet. A one-story market is on one side and a two-story apartment building on the other. Paramount Studios is nearby. There would be a block wall between the building and the market. “The owner met with the market owner”; they will report about it. The owners talked with the adjacent apartment building owner and four other nearby owners; support letters are expected. Ms. Moser suggested “using component pieces of the neighborhood” in the design and noted that no visitor parking would be provided. They expect City approval “sometime before the end of the year” and to “break ground next summer.” Mr. Farha encouraged more outreach and indicated that they will be invited back. Mr. Gresham encouraged verifying whether the Larchmont Neighborhood Association is a group to contact. No Motion was made or vote taken.

Committee Member Julie Stromberg returned to the room at this time, making eight Committee Members present (the Committee quorum was seven).

c. Second Dwelling Unit Ordinance - (Discussion and Possible Action) (Philip Farha)

Mr. Farha updated; currently, unpermitted units have until September 30th to get a permit. He reported that “the City standard has been repealed”; the State standard AB1866 is being used. No Motion was made or vote taken.

d. Urban Agriculture Incentive Zone - (Discussion and Possible Action) An Urban Agriculture Zone Contract is a voluntary contract between the City and a property owner of vacant property, where the property owner agrees to use the property for an active agricultural use for a period of five years in exchange for a potential property tax reduction. CPC-2016-3161-CA, ENV- 2016-3162-CE.

There was discussion of possibilities and implications of the proposed Zone. Mr. Hoffman reported that “this is in the study phase.” No Motion was made or vote taken.

6. [“1.”] **COMMITTEE MEMBER REPORTS** (Including Discussion and Possible Action)

Ms. Stromberg reported that the Transportation Committee’s October 3rd meeting was cancelled; its next meeting will be December 5th. The traffic Town Hall Meeting was successful; L.A. City District Four Councilman David Ryu will study Highland Ave. traffic “within 90 days.” Ms. Stromberg will send information to the Committee regarding a lawsuit about parkway parking.

7. [“2.”] **COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS**

Ms. Moser mentioned and there was discussion of updating meeting presenter guidelines.

- a. Possible agenda items for upcoming meeting:
- i. 551 N. Bronson Ave - (Jonathon Riker) Application for Hardship Exemption from the current ICO which prohibits expansions of greater than 20% of an existing home's floor area. Proposed addition is for 586 sq. ft. existing residence is 1,195 sq. ft.
 - ii. 708-712 S. Gramercy Drive - Demo 2 single family residences and build a 5-story, 32-unit apartment (Daniel Ahadian/Benhour Elyashan)
 - iii. 7000-7024 W. Melrose Ave - (Daniel Ahadian/Daniel Farasat) Density bonus with on-menu incentives for a 40- unit, 2-story residential development over retail with 3 levels of subterranean parking. No case numbers found but project has been approved by City Planning and permits issued.
 - iv. 3607 W. Olympic Blvd. - (Lazlo Faerstain) Application for a Tentative Tract Map to build a 6- unit Small Lot Subdivision project. Applicant came to March meeting but was not prepared to present. He has been invited to come back but now is hiring a new team and starting the project from the beginning. We will contact in September, 2016.
 - v. 800 S. Lorraine Ave. – (Kamran Khoubian) New 3-story, 11-unit apartment building on vacant lot and the other is for narrowing the street from 40 ft. to 33 ft.
 - vi. 612 S. Norton and 4055 W. Wilshire Blvd. - Updates on plans for townhouses and condominiums
 - vii. 5555 Melrose Ave, Paramount Studios - Master Plan for Long term expansion project (25 Years)
 - viii. 518 N. Gramercy Pl – Applicant is filing a new application, wants us to contact him in October.
- b. Next meeting, October 25, 2016 at 6:30 pm

The above was noted.

8. ["3."] REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS.

There were no requests or Motions.

9. ["4."] ADJOURNMENT

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

MOTION PASSED by a voice vote; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 8:31 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>.