



Greater Wilshire Neighborhood Council
Land Use Committee Meeting October 25, 2016
Approved by the Committee on November 22, 2016

1. WELCOMING REMARKS:

a. Call to order (James Wolf - Chair)

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, October 25, 2016, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Secretary Philip Farha called the meeting to order at 6:50 p.m.

b. Roll Call (Philip Farha - Secretary)

Secretary Philip Farha called the roll. Eight of the 13 Committee Members were present at the Roll Call: Patricia Carroll, Rory Cunningham, Philip Farha (Secretary), Mike Genewick, Karen Gilman, Joseph Hoffman, John Perfitt and Julie Stromberg. Six Committee Members were absent John Gresham, Dick Herman, Sue Horwitz, Caroline Moser, Barbara Savage and James Wolf (Chair). 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: 20 Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Mr. Cunningham noted the removal of windows at 269 N. Western Ave (Selig Building).

3. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Review and adoption of September 27, 2016 Minutes

MOTION (by Mr. Hoffman, seconded by Mr. Perfitt): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its September 27, 2016 Meeting as written.

MOTION PASSED; zero opposed; zero abstained.

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

Copies were distributed of and the Committee reviewed the “10/25/16 Early Planning Report Summaries for GWNC Area.” It was agreed to invite the developers of all five

projects to present to the Committee: 610 S. Van Ness; 743 S. Gramercy; 121 N. Sycamore; 417 N. Norton; and 845 S. St. Andrews.

4. OLD 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, ENV-2016-3375-CE.

Copies of an information packet were distributed. An Application was submitted September ninth. Becky Cho, representing the owners, displayed renderings and said “we took all your concerns into consideration.” Seward St. is zoned industrial, but Hudson and June are zoned residential. An agreement has been made for a restaurant to open. She said “the building is going to remain the same; no additional construction” except that “we are going to wall off the restaurant” which is at the northeast corner. Phil, a co-owner with Dean, described efforts to accommodate neighbors at two “successful” restaurants they already have in West Hollywood; Mr. Weissglass added that neither restaurant has any disciplinary actions against them. There was extensive discussion about traffic flow and safety considerations. More parking is being pursued at the lot at 742 Seward, near the Hollywood Bowl.

Dean said their customers tend to start around 8:00 and stay for three to four hours. They would “last call” at around 1:45 p.m., though requesting to serve alcohol until 2:00 a.m. The kitchen will be open past the 2:00 a.m. closing. They outreached to the Hancock Park (Susan Grossman) and the South Hollywood Neighborhood Associations, and distributed Notices to everyone within 500 feet of the restaurant. Don Hunt, President, South Hollywood Neighborhood Association (SHNA), reported that last night he met with the owners and expressed some concerns; “we have an issue with the 2:00 hour” and are concerned that the 2:00 closing would run with the land. He said “we have a problem with people . . . entering on Melrose,” both left- and right-turners. He believed that an apartment complex across the street would hear noise. Phil said they annually have a sound manager help ensure requirements are met. Mr. Hunt said “we support” the project, however, “we would like them to close by eleven.” Phil said “we don’t do drink specials in any of our locations”; he said “that’s a mistake” that the Application indicates otherwise. They did not yet have a Hearing date.

Stakeholder Zel McCarthy, a Hudson resident, believed that Melrose will not accommodate the additional traffic and that the restaurant will not be able to avoid noise negatively impacting nearby residents; he said neighbors agree with that, mainly because of the planned outdoor seating.

MOTION (by Mr. Perfitt, seconded by Ms. Stromberg): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the new CUB application as proposed requesting the sale of a full line of alcohol for on-site consumption at a new restaurant at 6063-6065 W. Melrose Ave., ZA-2016-3374-CUB, ENV-2016-3375-CE.

MOTION PASSED by a hand vote with six in favor; two opposed; zero abstained.

- b. Proposed R-1 Zone Changes in the current ICO (Discussion and Possible Action) (John Perfitt). A request by Citrus Square Stakeholders regarding the proposed new R-1 Variation Zones to discuss inclusion in the “RG” (detached rear garages) zone.

Mr. Perfitt, representing himself and neighbors, explained that 89 of 97 nearby homes have rear garages and should have been included in the “RG” zone. Stakeholder Jeff Carpenter agreed.

MOTION (by Ms. Stromberg, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board request of the City of Los Angeles that the proposed R-1 Zone changes in the current Interim Control Ordinance for Citrus Square be changed to R1-V2-RG.

MOTION PASSED unanimously by a hand vote.

5. NEW BUSINESS (Discussion and Possible Action)

- a. 543 N. Arden Blvd - (Discussion and Possible Action) (Chris Palmeri). Developer is seeking approval to extend the height of the house by adding a fence on the roof. Project is new construction in the Larchmont Heights ICO but was submitted for plan check just prior to the deadline (3/16/2015). Application No. 15010-10001-01018 and Plan Check No. BISLA17004FO.

Copies were distributed of the Building Permit Application. Mr. Palmeri, a neighbor, explained that the owner built a flat rooftop party deck; Mr. Palmeri and others are concerned that it could be rented as a party house and that the owner “could get discretionary approval.” A Stakeholder said “the BMO says that a 28” height” is allowed, which Mr. Palmeri said that various City employees confirmed. Mr. Hoffman noted that the original plan included skylights on the roof.

MOTION (by Mr. Perfitt, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board submit a letter to the City of Los Angeles regarding the application to extend the height of the house at 543 N. Arden Blvd. by adding a fence on the roof, to the effect that 1) if the height change is approved by the City, it would constitute a Variance; and 2) the GWNC does not support roof decks in that area.

AMENDMENT to the MOTION (by Ms. Stromberg, seconded by Mr. Cunningham, accepted by Mr. Perfitt and Mr. Farha): The Committee will add at the end of the main Motion that “3) the GWNC opposes the extension of the height of the house by adding a fence on the roof,” so that the amended Motion says “1) if the height change is approved by the City, it would constitute a Variance; 2) the GWNC does not support roof decks in that area; and 3) the GWNC opposes the extension of the height of the house by adding a fence on the roof.”

AMENDMENT to the MOTION PASSED; zero opposed; zero abstained.

AMENDED MOTION PASSED; zero opposed; zero abstained.

- b. 743 S. Gramercy Drive - (Discussion and Possible Action) (Sara Lee, Julia Lee, David Park). Applicant requests a 35% density bonus with 2 on-menu incentives to construct 15,390 sf, 75'6" in height, 21-unit, 6-story residential apartments over one level used for automated parking, lobby, and community space and two levels of subterranean parking. Of the 21 units, 18 will be market rate and 3 units (20%) set aside for low income. Two on-menu incentives requested are: (1) side yard reduction to 8' in lieu of required 10' (2) FAR increase from allowed 3:1 to 4:05:1. Priority housing project. DIR-2016-3615-DB.

No representative was present; it was agreed to TABLE this Item.

- c. 125 N. Western Ave - (Discussion and Possible Action) (J. Sung Lee, Steve Kim) The sale and dispensing of beer and wine for on-site consumption in conjunction with a 1,200 square-foot with 46 indoor seats, a 264 square-foot outdoor patio with 20 seats and a 84 square-foot patio with 8 seats. And pursuant to section 12.24-w,27 of the LAMC, a conditional use to allow hours of operation 11:00 a.m. to 2:00 a.m., daily in lieu of 7:00 a.m. to 11:00 p.m., daily as restricted by mini-shopping center regulations. Hearing date on 11/08/2016. ZA-2016-2796-CUB.

Representative Brian Chin explained the above for an existing restaurant. Neighbor Deborah Willis described that restaurant "windows are five feet away" from neighbors; she also was concerned about outdoor seating until 2:00 a.m. There was discussion that a nearby mini-mall allows parking only until 11:00 p.m.

MOTION (by Mr. Perfitt, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Application for a CUB to allow the continued sale and dispensing of beer and wine at 125 N. Western Ave., ZA-2016-2796-CUB, in conjunction with a 1,200 square-foot restaurant with 46 indoor seats, a 264 square-foot outdoor patio with 20 seats and a 84 square-foot patio with 8 seats.

MOTION PASSED unanimously by a hand vote.

MOTION (by Mr. Perfitt, seconded by Ms. Stromberg): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the request for extended hours beyond the restrictions of the Mini Shopping Center Regulations.

MOTION FAILED by a hand vote with three in favor; five opposed; zero abstained.

AMENDED MOTION (by Mr. Cunningham, seconded by Ms. Carroll, accepted by Mr. Perfitt and Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the request for extended hours of operation until 2 a.m. and request the hours of operation conform to the current mini-shopping center regulations for operation until 11:00 p.m. with a further restriction of operation until 10:00 p.m. on the exterior patios at 125 N. Western Ave.

AMENDED MOTION PASSED by a hand vote with five in favor; three opposed.

- d. 417-419 N. Norton Ave - (Discussion and Possible Action) (Paulo Myung, Wook Chung)
Applicant proposes to subdivide a duplex under construction on a single lot into two residential condominium units, each having 2 covered parking spaces within and attached garage and a private driveway. AA2016-3790-PMLA.

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

- e. 708-712 S. Gramercy Drive - (Discussion and Possible Action) (Daniel Ahadian/Benhour Elyashan). Demo 2 single family residences and build a 5-story, 32-unit apartment. 59 feet high, and 32-unit apartment building over 1-level of parking providing 48 auto stall, 32 long-term bicycle stall and 3 short-term bicycle stalls. 3,760 sq ft of open space is provided via the rear yard, balconies and a roof deck. Project base density is 31, setting aside 5%, 2 very low income units, and 30 market rate units. An on-menu incentive for a FAR increase in lieu of 3:1 maximum. DIR-2016-3469-DB.

Mr. Ahadian, representing the project near the Metro Purple Line Station, distributed copies of plans and aerial photos and displayed a rendering. He described details and said the residences now there are not historic. There was extensive discussion of project features. Ms. Stromberg believed the project to not be in character with the neighborhood and wanted more landscaping. Committee Members requested that the north and south sides be softened. No Hearing date has been set. Requested that the applicant re-present with changes to the exterior design to be more in keeping with the neighborhood and enhanced landscaping.

MOTION (by Ms. Gilman, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project as presented because of exterior design concerns including landscaping.

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

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

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

There were no reports at this time.

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

a. Possible agenda items for upcoming meeting:

- i. 121 N. Sycamore Ave – (Moshe and Chaya Silber, Joseph Pazcoguin). 4-unit Apartment conversion to a 4-unit condominium. Requests November meeting.
- ii. 551 N. Bronson Ave - (Discussion and Possible Action) (Jonathan 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. CC File Number 14-0656-S26. Wants to come in November.

- iii. 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 requested to come in November.
- iv. 612 S. Norton and 4055 W. Wilshire Blvd. - Updates on plans for townhouses and condominiums.
- v. 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.
No additional Items were noted.

b. Next meeting, November 22, 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

The Meeting was **ADJOURNED** at 9:12 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>.