



Greater Wilshire Neighborhood Council
Land Use Committee Meeting November 22, 2016
Approved by the Committee on January 24, 2017

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, November 22, 2016, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Committee Member Caroline Moser called the meeting to order at 6:45 p.m.

b. Roll Call (Secretary)

Joseph Hoffman called the roll. Seven of the 13 Committee Members were present at the Roll Call: Rory Cunningham, Karen Gilman, Dick Herman, Joseph Hoffman, Caroline Moser, John Perfitt and Julie Stromberg. Mike Genewick and Patricia Carroll arrived later. Four Committee Members were absent: Philip Farha (Secretary), John Gresham, 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) was 51% of the 13 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: nine Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Ms. Gilman said that “when PlanCheck is approved” there is one month to appeal. Mr. Perfitt indicated that rented home sharing can be less than or equal to 180 days per year.

3. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Review and adoption of October 25, 2016 Minutes

MOTION (by Mr. Hoffman, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its October 25, 2016 Meeting as corrected.

The following corrections were requested: page one, Item #2: “[**JH/RC CLARIFY:** ___] ___” should read “[**JH/RC CLARIFY:** ___] ___”; and page two, Item #4. a: delete “, near the Hollywood Bowl.”

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

Committee Member Mike Genewick arrived at this time (6:53), making eight Committee Members present (the Committee quorum was seven).

- b. Review of Early Planning Report for possible future action items
Copies were distributed of and the “11/22/16 October/November Early Planning Report Summaries for GWNC Area” was reviewed. It was agreed to Agendize all five projects for the next Meeting. Ms. Stromberg will research the proposed “Citywide . . . Zoning Code Amendment” regarding “bicycle parking.”

4. Old Business (Discussion and Possible Action)

[The following sub-section first paragraphs are copied from the Agenda.]

- a. 813-815 N. McCadden Place (Discussion and Possible Action) (Justin Maghen)
Application to demolish a duplex on one lot and construct 4-single family parcels with adjustment for 34-foot building height in lieu of 30-feet. AA-2016-1474-PMLA, ENV-2016-1475-CE. Hearing date December 15, 2016.

Committee Member Patricia Carroll arrived at this time (6:57), making nine Committee Members present (the Committee quorum was seven).

Mr. Maghen distributed copies of photos, renderings and site plans, and described surrounding properties. Julia Duncan, Planning Deputy for L.A. City District Four Councilman David Ryu (213-485-3337; Julia.Duncan@LACity.org; <http://CD4.LACity.org>), had recommended that Mr. Maghen meet on Nov. 28th and Dec. 12th with the South Hollywood Neighborhood Association (SHNA). He “will live in one of these” and there will be no solar panels. They would have “Spanish style and a couple of other elements.” Ms. Stromberg believed the design to be out of character with the neighborhood, especially since “more than half” of nearby homes were built in the 1920’s. Ms. Moser said “the materials . . . have no context in the neighborhood.”

Don Hunt, SHNA President, met with Mr. Maghen on Dec. 7th and noted neighborhood opposition to small lot subdivisions; Mr. Hunt believed that the design “overshadows the neighborhood.” He said “Julia Duncan strongly supported the neighborhood . . . our neighborhood strongly opposes this project.” He has signed copies of opposition petitions and emails; he passed around a copy of the petitions. He said most nearby properties have 20 to 25-foot setbacks and are one-story. Mr. Hunt requested the Committee to oppose the project due to “the height, the number of stories, the massing.” Mr. Maghen said he is “fully open” to design revisions.

MOTION (by Ms. Stromberg, seconded by Mr. Perfit): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application as presented to demolish a duplex on one lot at 813-815 N. McCadden Place, Case #s AA-2016-1474-PMLA and ENV-2016-1475-CE, and construct four single-family parcels with adjustment for 34-foot building height in lieu of 30 feet, and for the Board to support the South Hollywood Neighborhood Association.

MOTION PASSED by a hand vote; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes).

5. NEW BUSINESS (Discussion and Possible Action)

[The following sub-section first paragraphs are copied from the Agenda.]

- a. 551 N. Bronson Ave (Discussion and Possible Action) (Jonathan Riker) Applicant is seeking approval of a Hardship Exemption from the current ICO which prohibits expansion of residential floor area that are greater than 20% of an existing home’s floor area in the Larchmont Heights Neighborhood. The existing residence is 1,195 sq. ft. and the proposed addition is 586 sq. ft. (49%) making the total 1,781 sq. ft. Council File Number 14-0656-S26.

Jonathan and Innocentia Riker distributed copies of photos and elevations and presented. They submitted the Exemption Application in April 2016. They said “it’s very similar to the house next door,” which did a similar addition in the 1990’s.

MOTION (by Mr. Genewick, seconded by Ms. Stromberg): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the Application for a Hardship Exemption for 551 N. Bronson Ave., Council File Number 14-0656-S26, from the current ICO which prohibits expansion of residential floor area that are greater than 20% of an existing home’s floor area in the Larchmont Heights Neighborhood. The existing residence is 1,195 sq. ft. and the proposed addition is 586 sq. ft. (49%), making the total 1,781 sq. ft.

DISCUSSION: The Rikers were encouraged to present to the Larchmont Village Neighborhood Association. They said that neighbors on three sides support the Application; they have not met a new neighbor to the north. Ms. Moser recommended that the Rikers attend the GWNC Board Meeting.

MOTION PASSED by a hand vote; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes).

- b. 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. AA-2016-3790-PMLA ENV-2016-3789-CE.

Owners representative Mr. Mondragon said “the project is in mid-development . . . a three-story duplex that conforms in all elements with the Code.” The current units are apartments. There would be no design changes and no concessions have been requested.

MOTION (by Mr. Genewick, seconded by Mr. Perfitt): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application to subdivide a duplex under construction at 417-419 N. Norton Ave., Case numbers AA-2016-3790-PMLA and ENV-2016-3789-CE, on a single lot into two

residential condominium units, each having two covered parking spaces within and attached garage and a private driveway.

MOTION PASSED by a hand vote; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes).

- c. 121 N. Sycamore Ave (Discussion and Possible Action) (Moshe and Chaya Silber, Joseph Pazcoguin) 4-unit Apartment conversion to a 4-unit condominium. AA-2016-3648 and ENV-2016-3649-EAF.

Mr. Pazcoguin said “the inside will remain the same . . . we’re going to repair it . . . it’s already existing.”

MOTION (by Mr. Perfitt, seconded by Ms. Stromberg): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application for 121 N. Sycamore Ave., Case numbers AA-2016-3648 and ENV-2016-3649-EAF, four-unit apartment conversion to a four-unit condominium.

MOTION PASSED by a hand vote; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes).

- d. Brookside Homeowners Association (Discussion and Possible Action) (Jan Wieringa) Brookside Homeowners Association is seeking an Endorsement from GWNC to support the proposed HPOZ. 75% of the Residents and Homeowners are in favor of the HPOZ.

No presenter was present; it was requested to postpone this until the January meeting.

- e. Accessory Dwelling Unit Ordinance (Discussion and Possible Action) The City Planning Commission will hold a hearing on Thursday December 15th for a proposed citywide code amendment to establish an Accessory Dwelling Unit (ADU) ordinance. The ordinance will regulate the construction of ADUs, aka Second Dwelling Units, within the City of Los Angeles in compliance with state law.

Mr. Perfitt explained the issue; there was extensive discussion.

MOTION (by Mr. Perfitt, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the proposed citywide code amendment, as drafted by the City Dept. of Planning, to establish an Accessory Dwelling Unit (ADU) ordinance to regulate the construction of ADUs, aka Second Dwelling Units, within the City of Los Angeles in compliance with State law.

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

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

Ms. Stromberg reported that as many as 15 asphalt street repair requests for the City Bureau of Street Services can be submitted by Dec. 6th to Transportation@GreaterWilshire.org. The City prioritizes street repairs along with sidewalks and curbs.

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

a. Possible agenda items for upcoming meeting:

- i. 845 S. St. Andrews Pl. Company: Keren Development, LLC. Construction of a 6-story, 70' high, 14-unit apartment building over 1-level of parking providing 24 auto stalls, 14 long-term bicycle stalls and 2 short-term bicycle stalls. 2,084 sq. ft. of open space is provided via the rear yard, balconies and a 6th floor open air deck. Requested entitlements pursuant to 12.21.a.25(f)(4), an on-menu density bonus incentive to increase far by 25% from 3:1 (14,260 sq ft), as required by 12.21.1, to 3.75:1 (17,825 sq ft) housing data: 18 base density, 1 VLI units (7%) and 13 market rate.
- ii. 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 January 2017.
- iii. 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 including 3 Very Low Income Units. DIR-2016-2598-DB and ENV-2016-2599-EAF. Requesting a January 2017 date.

The above were noted.

b. Next meeting, December 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

The Meeting was **ADJOURNED** at 8:23 p.m.

Respectfully submitted,
David Levin
Minutes Writer

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