



Greater Wilshire Neighborhood Council
Land Use Committee Meeting January 24, 2017
Approved by the Committee on March 28, 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, January 24, 2017, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Secretary Philip Farha called the meeting to order at 6:55 p.m.

B. Roll call (Secretary)

Joseph Hoffman called the roll. Nine of the 13 Committee Members were present at the Roll Call: Rory Cunningham, Philip Farha (Secretary), Mike Genewick, Karen Gilman, Dick Herman, Joseph Hoffman, Caroline Moser, John Perfitt and Julie Stromberg. Barbara Savage arrived later. Patricia Carroll, John Gresham and James Wolf (Chair) were absent. 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: approximately 23 Stakeholders and guests.

Committee Member Barbara Savage arrived at this time (6:56), making 10 Committee Members present (the Committee quorum was seven).

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 November 22, 2016 Minutes.
[This Agenda Item was addressed after Item #5. b.]

MOTION (by Mr. Hoffman, seconded by Ms. Stromberg): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its November 22, 2016 Meeting as written.

MOTION PASSED unanimously by a hand vote.

- b. Review of Early Planning Report for possible future agenda items
Copies were distributed of and the “01/24/17 November/December/January Early Planning Report Summaries for GWNC Area” was reviewed. The following were requested to be Agendized: the protected tree code amendment; 850 S. La Brea; 4907 W. Rosewood; 141 N. Western; 5820 W. Melrose; 838 Mansfield; 3977 W. Sixth; 545 S. Gramercy; 600 S. La Brea; 800 S. La Brea; 500 S. Manhattan; and 700 S. Manhattan.

4. OLD BUSINESS (Discussion and Possible Action)

- a. 667-671 N. Wilton Place (Discussion and Possible Action) (Dana Sayles) Demo 2 residential bldgs. The construction, operation and maintenance of a residential building with 34-units, two levels of parking w/34-parking stalls, a 35% density bonus, utilizing two incentives 3 very low income units. DIR-2016-2598-DB

Ms. Sayles had presented before [Sep. 27, 2016]. She reviewed project conditions and said “the project is technically approved.” She is willing to return with the architect who was unable to attend this meeting. The Floor Area Ratio would be 2:1. She stated that “Wilton will not be widened.” Ms. Gilman noted that the density bonus appeal deadline is 15 days from the date of the decision letter. No Motion was made or vote taken.

5. NEW BUSINESS (Discussion and Possible Action)

- a. 800 S. La Brea Ave - (Discussion and Possible Action) (Margaret Taylor) CUB application to allow the on-site sale of a full line of alcoholic beverages in conjunction with the operation of a multiple restaurant venue market hall and microbrewery. No addition in floor area is proposed. The proposed hours of operation are from 7am-12am on Sunday-Wednesday and 7am-2am on Thursday, Friday and Saturday. The 12,724 square foot space will include approximately 3,493 sq. ft. Of restaurant and microbrewery operations, 1,680 sq. ft. of retail, and 1,057 sq. ft. of support areas including trash, restrooms, and electrical and 6,494 sq. ft. of common seating area. There are 182 seats proposed in the common seating areas, 154 of which are either interior or among the 84 covered patio seats and 28 of which are sidewalk patio dining. Expedited Case ZA-2017-30-CUB, ENV-2017-31-EAF

See below Item #5. b.

- b. 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.

Ms. Wieringa stated she had “300 signed petitions” representing “probably 75% of the community who’s ardently supportive”; she estimated there are “10% who’s ardently opposed.” She indicated that the petition can be adjusted and re-signed. Emily Levin, of the Brookside Homeowners Association (BHOA), stated that “this is not the position of the Brookside HOA . . . everyone is confused”; the BHOA did not request this to be agendized. She wants the GWNC not to yet consider the HPOZ. Julia Duncan, Planning Deputy for L.A. City District Four Councilman David Ryu (213-485-3337; Julia.Duncan@LACity.org; <http://CD4.LACity.org>), explained three ways to request an

HPOZ. Their Office could initiate an HPOZ. She indicated that the proposal is causing much disagreement and that 1,300 homes would be affected. She explained that “the petition that we received is two years old . . . the people who started the petition are no longer on the [BHOA] Board.” Ms. Wieringa said “we have raised half of the money so far” for a \$22,000 study. Randy Abraham spoke in favor, saying they have “had many meetings” and that the new BHOA Board has not met in five months. Jane Jenkins said “relative newcomers” on the HOA Board did a “turnaround.” Roxanne Krikorian said “we have had neighborhood signs . . . on many front lawns” and “numerous” community meetings explaining the HPOZ process. Susan Watanabe, BHOA Board President, said she is not trying to stop the HPOZ process and that “no one contacted me . . . we have a meeting on the 23rd of February.” Ms. Wieringa clarified her group’s name: “it’s the Brookside Committee for the HPOZ.” Taylor Louden, a preservation architect, said “I’ve been assisting the HPOZ Committee for two years . . . every meeting that we’ve had . . . was completely open to the community.” Brent Gold, BHOA Board Member, believed the HPOZ would decrease property values. Amanda Burton supported the proposal.

MOTION (by Ms. Stromberg, seconded by Mr. Perfitt): The Greater Wilshire Neighborhood Council Land Use Committee approves the Agenda for this January 24, 2017 Meeting with the following amendments: delete Item #5. a.; and revise the Item #5. b. phrase “Brookside Homeowners Association” to “Brookside Committee for the HPOZ.”

MOTION PASSED unanimously by a hand vote.

MOTION (by Mr. Perfitt, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the HPOZ process for Brookside.

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

Committee Member Barbara Savage left around 7:35, making nine Committee Members present (the Committee quorum was seven).

- c. 647 N. Beachwood Drive/5570 W. Melrose Ave - (Discussion and Possible Action) (Dana Sayles) New Construction for use and maintenance of a 52-unit mixed use building with 5,500 sq. ft. of commercial, utilizing two on-menu incentives for FAR and averaging, and one off-menu incentive for height. a request to permit the construction of the building utilizing a 35% Density Bonus and AB 744 Parking Option and setting aside 15% of units for Very Low Income Households, qualifying for three incentives. DIR-2016-4316-DB

Ms. Sayles distributed copies of documents and displayed renderings and a site plan for the project at Melrose and Beachwood across from Paramount. She met with the Larchmont Village Neighborhood Association (LVNA). She described the design, including the two to five-story height. “The primary access . . . is off Beachwood.” There would be 71 total on-site vehicle parking spaces (49 residential and 22 retail) and 62 bicycle spaces. She stated that “there will be an attendant on site.” She said the parking meets Code and will

be shared use. Ms. Duncan reported that “the City decided no digital billboards” on the Paramount property. Ms. Sayles indicated that the one-bedroom units are 650 square feet; two studios are 500 square feet each. There would also be lofts. Vince Cox, of the LVNA, supports development but believed “the scale of this is completely wrong.” He noted the already-heavy area traffic. Charles D’Atri, LVNA President, said the site was meant for a three-story development, not four or five. He said “we’re in a dialog; we’re not currently in opposition . . . I’m optimistic that we’ll work it out.” Ms. Sayles said “this project is in `expedite processing.’” There will be a Hearing Examiner Hearing March 1st for “just public testimony . . . there’s probably no action on this project until May.” No Motion was made or vote taken.

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

- a. Accessory Dwelling Unit Ordinance (Discussion and Possible Action) Zoning Administrator Interpretation (ZAI) regarding Second Dwelling Units (aka Accessory Dwelling Units). The purpose of the ZAI is to interpret the City's existing second dwelling unit laws (sections 12.24.E, 12.24W.43 and 12.24W.44 of the Los Angeles Municipal Code) in a manner that complies with State Law.

Mr. Perfitt reported that the City Planning Commission approved the Ordinance; the City Council will consider it.

- b. R1 Variation Zones: (Discussion and Possible Action) (Karen Gilman) The PLUM Committee is considering the R1 Variation Zones Code Amendment for the first time and will be considering its recommendation report to the City Council. The Code Amendment has not yet gone through City Attorney review. At this meeting, the PLUM Committee is only reviewing adding the R1 Variation Zones into the Zoning Code, NOT the application of the zones to specific properties. Zone changes that will apply the R1 Variation Zones to a number of neighborhoods will be reviewed at a future PLUM Committee meeting.

Ms. Duncan reported that the City adopted the Code Amendment. She indicated that the Amendment will be in effect when the Interim Control Ordinance expires on February 28th.

- c. The BMO/BHO Code Amendment (Discussion and Possible Action) (Karen Gilman) PLUM Committee approved the BMO/BHO ordinances with the recommended revisions. It will go to the full City Council for final adoption. The ordinance may be viewed here: http://clkrep.lacity.org/onlinedocs/2014/14-0656_misc_01-13-2017.pdf

Ms. Duncan explained this.

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 onmenu 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 Faerstein) 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. 7000-7024 W. Melrose Ave – Density Bonus with on-menu incentives for a 40-unit, 2-story residential development over retail with 3-levels of subterranean parking. The project has been approved by City Planning and permits have been issued.
 - iv. 743 S. Gramercy Drive - 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
 - v. 612 S. Norton and 4055 W. Wilshire Blvd. - Updates on plans for townhouses and condominiums
 - vi. 4737 Elmwood Avenue – 5-unit Small Lot Subdivision 1800 sq. ft. each. Vesting tentative tract map 12-28 five(5) small lots/encroachment of 15' into an existing 30' building line. Hearing date: 03/01/2017, ZA-2016-4260-ZAA,

The above were noted. Ms. Gilman announced a February 11th, 3:00 – 5:00 Wilshire Country Club talk and Q and A with Ken Bernstein, Director of Preservation, Ofc. of Historic Resources, Dept. of City Planning (213-978-1191; www.SurveyLA.org; <http://Planning.LACity.org>).

Mr. Farha noted the above

b. Next meeting, February 28, 2017 at 6:30 pm.

Mr. Farha noted the above

8. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS.

There were no requests or Motions.

9. ADJOURNMENT

Mr. Farha declared and the Committee agreed to **ADJOURN** the Meeting at 8:56 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>.