



Greater Wilshire Neighborhood Council
Land Use Committee Meeting March 28, 2017
Approved by the Committee on April 25, 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, March 28, 2017, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Secretary Philip Farha called the meeting to order at 6:42 p.m.

b. Roll Call (Secretary)

Joe Hoffman called the roll. Ten of the 13 Committee Members were present at the Roll Call: Patricia Carroll, Rory Cunningham, Philip Farha (Secretary), John Gresham, Dick Herman, Joseph Hoffman, Caroline Moser, John Perfitt, Barbara Savage and Julie Stromberg. Mike Genewick and Karen Gilman arrived later. James Wolf (Chair) was 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 27 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 January 24, 2017 and February 28, 2017 Minutes

MOTION (by Mr. Hoffman, seconded by Ms. Stromberg): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its January 24, 2017 Meeting as written.

MOTION PASSED by a hand vote; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes).

MOTION (by Mr. Farha, seconded by Ms. Savage): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its February 28, 2017 Meeting as written.

MOTION PASSED by a hand vote; zero opposed; four abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes).

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

Copies were distributed of and the “03/28/17 February/ March Early Planning Report Summaries for GWNC Area” was reviewed. It was agreed to invite the developer of the 932 S. Wilton Pl. project to present to the Committee.

4. OLD BUSINESS (Discussion and Possible Action)

[Note: Items in italics, below, were unconfirmed at publication and may be postponed until a later date.] [*The following sub-section first paragraphs are copied from the Agenda.*]

a. 5820 W. Melrose Ave - (Discussion and Possible Action) (Steve Kim). A conditional use permit to allow the sale and dispensing of a full-line of alcoholic beverages in conjunction with a 3,946 square feet restaurant, with 60 indoor and 24 outdoor seating, with proposed hours of operation from 10:00am to 2:00am, daily, in the C2-1 zone. Also, to permit the deviation from the commercial corner development provisions to allow the operations of an existing restaurant from 10:00 a.m. to 2:00 a.m. daily, in lieu of the maximum of 7:00am. To 11:00pm., daily otherwise permitted in the C2-1 zone. ZA-2016-4900-CUB, ENV-2016-4901-CE. April 6, 2017 Hearing.

Mr. Kim said he met with the Neighborhood Association. He read from an email sent to him from Susan Grossman, Hancock Park Homeowners Association (HPHA) Vice-President, that “we would not be opposed . . . however, a full liquor license” is “unacceptable . . . we cannot support” a full line or “closing hours later than 11 p.m.” Their Hearing is April 7th.

MOTION (by Ms. Carroll, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the current application for 5820 W. Melrose Ave. for a license to have a full line of alcohol and close at 2:00 a.m., but supports having a beer and wine license and closing at 11:00 p.m.

Committee Members Mike Genewick and Karen Gilman arrived at this time (6:50), making 12 Committee Members present (the Committee quorum was seven).

MOTION PASSED by a hand vote with 10 in favor; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes).

Committee Member Dick Herman recused himself and left the room at this time because of a possible conflict of interest regarding the project, making 11 Committee Members present (the Committee quorum was seven).

b. 800 S. La Brea Ave - (Discussion and Possible Action) (Margaret Taylor). Pursuant to section 12.24.w.1 conditional use permit (CUP) 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, sq. ft. 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.

Project document copies were distributed. Ms. Taylor said she met with the Sycamore Square Neighborhood Association (SSNA) and “we have agreed upon conditions of approval.” She displayed a site plan and said “we changed the opening hours to 9 a.m.,” which was an SSNA request. Valet and rideshare pickups are now on La Brea. She said “we capped it at 199 seats” and “we did the 500-foot notification.” Neighbors to the rear, she said, “are all in support . . . we have two one-year [parking] leases,” which Ms. Taylor described. Charla Gardner, neighbor and SSNA Board Member, was concerned that the parking leases may not be renewed. Ms. Taylor promised to have “ongoing check-in meetings” with neighbors. Their Hearing is April 26th.

MOTION (by Ms. Stromberg, seconded by Ms. Savage): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application as presented for 800 S. La Brea Ave. for a conditional use permit (CUP) 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, with incorporating the Sycamore Square Neighborhood Association March 20, 2017 Resolution..

DISCUSSION: Mr. Gresham was concerned about how much parking may be needed, especially considering the nearby train station being built.

MOTION PASSED by a hand vote with 10 in favor; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes); one recused (Herman).

Committee Member Dick Herman returned to the room at this time, making 12 Committee Members present (the Committee quorum was seven).

- c. 600 S. La Brea Ave. - (Discussion and Possible Action) (Margaret Taylor). First floor change of use to restaurant with on-site sale of alcohol and microbrewery as part of a T/I for a new restaurant with outdoor patio dining area. The applicant is requesting the on-site sale of a full line of alcoholic beverages and on-site beer manufacturing (Microbrewery). ZA-2017-0113-ZVCUB.

Project document copies were distributed. Ms. Taylor indicated she again met with the La Brea-Hancock Homeowners Association (LBHHA), which supported the project. She described the proposed reduced hours of operation and displayed a site plan. They “reduced the seats from 102 to 88 . . . we’re meeting with the plan checkers.” She said staff walked the neighborhood. Their Hearing will be May 3rd. Ms. Savage relayed that the LBHHA requested that this Committee delay voting on this project until the LBHHA votes on it.

MOTION (by Ms. Stromberg, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application as presented of 600 S. La Brea Ave. for a first floor change of use to restaurant with on-site sale of alcohol and microbrewery as part of a T/I for a new restaurant with outdoor patio dining area.

MOTION PASSED by a hand vote with 11 in favor; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes).

- d. 850 S. La Brea Ave - (Discussion and Possible Action) (Farzad Halavi). Demolition of existing commercial retail center and new construction of a mixed used building consisting of 40 residential units over approximately 4,000 sf of retail space on the ground floor. Housing data: 30 base units, 36 market rate, 4 very low income (11% set aside), and 33.33% density bonus requested. Residential units are built in 4 floors over approximately 4,000 sf of commercial space on the ground floor. Two levels of sub garage included and two on-menu incentives for far increase to 3:1 and 20% open space reduction. DIR-2016-4543-DB.

Project document copies were distributed. Developer Eli Halavi described the project and said they outreached to the neighborhood. Parking would be “all on site.” Committee Members expressed a desire for the design to reflect other structures in the neighborhood and for the project to be re-presented with the architect present. Nearby homeowner Elizabeth Fuller believed “it is way too tall for the location . . . [there is] nothing taller than two stories” nearby and that the project would negatively impact neighbors’ privacy. She would like “acknowledgement of the historic character of the neighborhood.” Conrad Starr, SSNA President, reported that the SSNA voted March 20th to oppose the project. Neighbors were concerned that they have not seen any project documents. Ms. Gardner was concerned about whether there was enough parking and that customers may park in neighborhoods. They do not yet have a Hearing date. No Motion was made or vote taken.

- e. 743 S. Gramercy Drive - (Discussion and Possible Action) (Sara Lee). 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.

MOTION (by Mr. Farha, seconded by Ms. Stromberg): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for 743 S. Gramercy Dr. for 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, as there was no presentation at this meeting.

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

5. NEW BUSINESS (Discussion and Possible Action)

- a. 3377 W. Olympic Blvd. (Discussion and Possible Action) (Steven Sharp/Dan Zararoni). Application for an Elder Care Facility, Medical Building – 146 Bed Units and 24 Memory Care Rooms APPC-2017-569, ENV-21017-570

Project document copies were distributed. Representative Neill Brower displayed photos and explained the project and the need for it. They have 49 nationwide facilities. The facility would have 10,000 square feet of open space and 58,000 square feet of common space, including multi-purpose rooms, and “every floor has a common area.” They are requesting an eldercare Conditional Use Permit and a building line removal; the remaining five feet would be landscaped. Patients would be “all private.” There would be “around 85 staff members” for 159 beds. He said “this is all assisted living . . . no medical care is required.” Some areas will be “locked down” for security. “The entryway’s off of Gramercy.” The nearby six-story building (Rotex Hotel) is slightly lower due to sloping land. Mr. Brower said their “community outreach team” will “knock on all those doors” on Olympic. They do not yet have a Hearing date. No Motion was made or vote taken.

- b. 5200 Wilshire Blvd. (Discussion and Possible Action) (Greg Endom/Eric Shabsis/Steven Jamison). Application for the sale of a full line of alcoholic beverages for off-site consumption. CPC-2008-9909 GPA

Project document copies were distributed. Mr. Endom, of BevMo’s community outreach, presented. He said the adjacent market does not sell alcohol and that “we met with the Sycamore Square group” at “a series of meetings . . . we partner with the local neighborhood groups . . . all our Permits in the L.A. area have been renewed . . . we don’t hire anybody under 21 . . . we don’t sell” things that are products of “abuse” such as cigarettes or single cans of alcoholic beverages. He said “we’ll have an entrance on Wilshire” and the project is “over-parked.” Mr. Endom said “tastings are not a big part of our business”; they have them “about twice a week.” Mr. Starr said “we support them.”

MOTION (by Mr. Perfitt, seconded by Ms. Savage): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support as presented the application for 5200 Wilshire Blvd. for the sale of a full line of alcoholic beverages for off-site consumption.

MOTION PASSED by a hand vote with 11 in favor; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes).

- c. 3977 W. 6th Street (Discussion and Possible Action) (Alex Woo). Application for the sale and dispensing of Beer and Wine w/hours of 10:00am – 12:00am instead of the 7:00 am to 11:00pm Currently in place for the area. ZA-2016 4579-CUB

Project document copies were distributed. Mr. Woo presented. Their Hearing was March 21st. The restaurant, which used to be at Western and Maplewood, opened in June 2016

and has been “well-received.” He said the location has been a restaurant “for many years.” A Conditional Use Permit was issued in 2001 for beer and wine; it needs to be renewed because there was a gap when no restaurant was there. Mr. Woo said there are many restaurants in the area, some open until 2:00 a.m. Valet parking is available.

MOTION (by Ms. Savage, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support as presented an application for the sale and dispensing of beer and wine with hours of 10:00 a.m. – 12:00 a.m. instead of the 7:00 a.m. to 11:00 p.m. currently in place for the area at 3977 W. 6th St.

MOTION PASSED by a hand vote with 11 in favor; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes).

- d. 838 N. Mansfield Ave. (Discussion and Possible Action) (Daniel Murillo/Ben Safyari). Application to Convert an existing 5 Unit apartment building, built in 1977, to Condos. ZA- 20170052-ZV-ZAA, ENV-2017-2954-CE, 20102953-PMLA-CC

Project document copies were distributed. Mr. Safyari presented and said that “it was approved March 2011” by City Planning to convert. He said “we’re not going to do any modification to the building.” Mr. Herman clarified that “it’s legal non-conforming.” There was discussion of “whether the Variance runs with the land.” Mr. Farha encouraged re-presenting after outreach has been done. No Motion was made or vote taken.

- e. 141 N. Western Ave. (Discussion and Possible Action) (Rick Charlston). Application for a CUB to allow the sale and dispensing of Beer and Wine for on and off-site consumption in conjunction with a 1400 sf restaurant Hours 10:00 am to 12:00 am. ZA-20164757- CUB, ENV-2016-4758-CE.

It was noted that the Wilshire-Koreatown Neighborhood Council supported the project.

MOTION (by Mr. Hoffman, seconded by Mr. Perfitt): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application for 141 N. Western Ave. for a CUB to allow the sale and dispensing of beer and wine for on- and off-site consumption in conjunction with a 1,400 s.f. restaurant, hours 10:00 a.m. to 12:00 a.m., as there was no presentation at this meeting.

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

- f. 545 S. Gramercy Place (Discussion and Possible Action) (Deborah Kim). Application to change to convert first floor to Office space and second floor to Residential space. ZA-2016 4911-ZV, ENV-2016-4912-EAF.

Project document copies were distributed. Project representative Andy Yu said that the owner occupies the building. Mr. Farha said they are “trying to get into compliance.” There was extensive discussion of what land use is or may be allowed.

MOTION (by Mr. Perfitt, seconded by Ms. Savage): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application for 545 S. Gramercy Pl. to convert a first floor to office space and second floor to residential space.

MOTION PASSED by a hand vote with nine in favor; two opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes).

- g. 4907 W. Rosewood Ave. - (Discussion and Possible Action) (Isaac Cohanzad). Demolition of 2 existing single family dwellings and will export 6,200 Cu. Yd. for the construction of a 25-unit apartment building – 4-story over basement garage. 35% Density Bonus, setting aside 2 very low income units (11%) of base Density of 18, asking for 2 on-menu incentives (a) 35% increase in FAR and (b) increase in Allowable Height. H=56ft., opting for Parking coupled with Bike Parking reduction providing 46 parking spaces. DIR-2016-4774-DB

Committee Member John Gresham left at this time (9:07), making 11 Committee Members present (the Committee quorum was seven).

MOTION (by Mr. Perfitt, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for 4907 W. Rosewood Ave. for demolition of two existing single family dwellings and to export 6,200 cu. yd. for the construction of a 25-unit apartment building, as there was no presentation at this meeting.

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

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

- a. Possible agenda items for upcoming meeting:
- i. 950 S. St. Andrews Place (Joseph Pascoquin) Application for then Legalization of 1 Unit totaling 29 from the approved 28. ZA-2017-608-ZV, ZA-2017-609-EAF.
 - 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. 612 S. Norton and 4055 W. Wilshire Blvd. - Updates on plans for townhouses and condominiums.
 - iv. 500 S. Manhattan Place - Demolish existing 4 units and Develop a 5-story 32-unit apartment complex with 4-stories of residential over one grade level parking structure, an application for Density Bonus with incentives for reduced side yard setbacks and rear yard setbacks. 35% Density Bonus with 3 on menu incentives for reduced side yards and rear yard with four (4) affordable units. ZA-2017-0052-ZV-ZAA.

The above were noted. Mr. Farha will Agendize discussion and possible action regarding a City Council Motion regarding the Baseline Mansionization Ordinance and the Baseline Hillside Ordinance.

b. Next meeting, April 25, 2017 at 6:30 pm.
The above was noted.

7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS.

There were no requests or Motions.

8. ADJOURNMENT

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

MOTION PASSED; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 9:15 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>.