



Greater Wilshire Neighborhood Council
Land Use Committee Meeting June 27, 2017
Approved by the committee on July 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, June 27, 2017, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. The Meeting was called the meeting to order at 6:54 p.m.

b. Roll Call (Philip Farha - Secretary)

Joseph Hoffman called the roll. Nine of the 13 Committee Members were present at the Roll Call: Patricia Carroll, Rory Cunningham, Mike Genewick, Karen Gilman, John Gresham, Dick Herman, Joseph Hoffman, Caroline Moser and Julie Stromberg. Philip Farha (Secretary), John Perfitt, Barbara Savage 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: 19 Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Stakeholder John Welborne thanked the Committee for its service and urged to “not be duplicative” of the work of HPOZ [Historic Preservation Overlay Zone]’s.

3. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Review and adoption of May 23, 2017 Minutes

MOTION (by Mr. Gresham, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its May 23, 2017 Meeting as written.

MOTION PASSED by a hand vote with seven in favor; zero opposed; two 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 “06/27/17 Early Planning Report Summaries for GWNC Area” was reviewed. It was agreed to invite the developers of the 5226 W. Melrose, 703 N. McCadden, 5058 W. Maplewood and 4749 W. Elmwood projects to present to the Committee, and Mr. Herman, Ms. Gilman and Ms. Moser will research regarding “enforcement of specified City prohibitions relating to commercial cannabis

activity.” [Absent] Chair James Wolf encouraged also discussing projects at 3869-3879 Wilshire and 626-640 S. St. Andrews, though they are three blocks outside of the GWNC.

4. OLD BUSINESS (Discussion and Possible Action)

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

- a. 985-991 3rd Ave formally 3607 W. Olympic Blvd. (Discussion and Possible Action) (Laszlo Faerstain) Applicant requests a Vesting Tentative Tract for 6 single- family lots in accordance with the Small Lot Subdivision Ordinance No. 176,354 on a 7,982.3 square foot parcel of land in the C2.1 zone. Applicant attended the May 23, 2017 meeting committee asked for additional information. VTT-73951-SL, ENV-2015-4443-EAF.

GWNC Administrator Shirlee Fuqua reported that she “tried reaching [the developer] several times.”

MOTION (by Mr. Hoffman, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for 985-991 3rd Ave., formally 3607 W. Olympic Blvd., because the applicant did not appear before the Committee.

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

- b. 5570 Melrose Ave/647 N, Beachwood Ave (Discussion and Possible Action) (Tracey Clarke). This project was supported by LUC and the Board. Neighbors have filed an appeal because the developers have not complied with the agreed upon conditions of the DB and would like GWNC support. CPC-2016-4316-DB, ENV-2016-4317-EAF.

Resident Tracey Clarke, who, with Woody Jackson and Dan Wells, filed an Appeal of the project, said the developers “have not satisfied” the low-income units regulation; she noted the higher number required than the five offered, saying it should be six or seven. She believed there is not enough parking provided and that “overnight parking restrictions,” some traffic considerations, noise and privacy encroachment were not addressed. In addition, that not enough environmental impact was studied, especially since the site was a gas station. She also believed that “misleading and incorrect” statements were made by the developer regarding outreach; they only met with the Larchmont Village Neighborhood Association (LVNA), not with the HPOZ Steering Committee or others, and the LVNA website gave no notice of the project. Also, she contended that, of the developer’s support letter writers, 20 “were outside the Greater Wilshire area,” the “owner submitted four” of the 40 letters and four others were invalid; “that’s 28 letters that don’t qualify.” She maintained that “five stories is essentially six with the use of the rooftop deck,” which she believed is “non-conforming with the height requirements.” She is waiting to know the Hearing date. Resident Alison Kelly “basically agrees.” Neighbor Patrick Danaher believed “this development has moved forward with a fair amount of duplicitousness” and was concerned about traffic.

Developer Michael Mishel said “every unit has its own parking,” one per unit. He stated “we will give you everything that you want”; tenants “will never be able to park on the street.” He said the project “fits the landscape . . . we’ve addressed every concern.” There would be 50 one-bedroom and two two-bedroom units. They “submitted drawings” regarding noise and parking. Developer representative Dana Sayles said “our story never changed.” She noted items, such as pool hours, not asked for and not required to be in the

Determination Letter. She believed that parking, design and landscaping concerns were addressed and that “the building is 100% compliant with transitional height.” She described adherence to the architecture of the neighborhood. She indicated that anything that the Committee wants memorialized, the developer would be happy to take back to City staff. In addition, she said “we’ll agree to setting hours on the open space.” She believed that “the building can’t be AirBNB’d” because of new City rules. Susan Hunter, an L.A. Tenants Union Caseworker, clarified short-term rental rules, to which Mr. Mishel and Ms. Sayles agreed. Ms. Sayles noted that “it’s not customary to provide” environmental analysis in the Council File “at this stage.” She indicated that “28 Stakeholders . . . and other interested parties” signed support petitions and that “the Planning Commission voted unanimously to support our project.” She described Density Bonus law amendments passed in January, including AB2501.

MOTION (by Ms. Gilman, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board request that the City enforce appropriate L.A. Municipal Codes and all State laws in response to the Appeal filed by the neighbors.

DISCUSSION: Ms. Sayles said the City Council will act by August 23rd. Committee Members commented that the Motion seems “redundant and unnecessary.”

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

DISCUSSION: the Committee requested and the developer agreed to email them a conditions list.

MOTION (by Ms. Gilman, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board request that the development team for 5570 Melrose Ave./647 N, Beachwood Ave. provide a copy of memorialized items, drawings approved by the Planning Commission and the Master Land Use Application to fulfill requests of neighbors and the City Council.

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

5. NEW BUSINESS (Discussion and Possible Action)

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

- a. 4357 Wilshire Boulevard (Discussion and Possible Action) (Bob Packham) The project is to install 2 Signs on the outside of the building, one illuminated on the Wilshire Blvd side and the other a non-illuminated sign on Lucerne Blvd. DIR-2017-2270-DRB-SPP, ENV-2017- 2271-CE.

It was noted that this is an HPOZ project. Mr. Packham reviewed the site plan, renderings and elevations. Ms. Moser reminded that the Park Mile Design Review Board and a Sign Permit Expeditor will review the project July 6th. No Motion was made or vote taken.

- b. 310 S. Van Ness Ave Discussion and Possible Action) (Steve Shaw) Renovation of existing rectory interior with second floor addition of 1,007 sq. ft. ZA-2017-0109- PAD, ENV-2017-0110-CE.

It was noted that this is an HPOZ project. Mr. Shaw described the project and said it is “not within the HPOZ zone . . . there’s no new ground square footage.” Also, they “met with” an HPOZ “staff person”; the HPOZ did not want to consider the project. Mr. Genewick noted that “this has been approved by the Planning Dept.”

MOTION (by Mr. Genewick, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project at 310 S. Van Ness Ave. as presented.

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

- c. 435 S. Rossmore Ave. (Discussion and Possible Action) (Nir Amitai) Requested Entitlement Pursuant to Los Angeles Municipal Code Section 12.22-a,27, a director’s determination for a Reasonable Accommodation for a person with a disability to a permit maximum 8-foot front yard fence, as otherwise not permitted in the re15-1-HPOZ zone (Hancock Park HPOZ). ENV-2017-1516-CE.

Copies were distributed of a site plan. Mr. Amitai said the “person with a disability” is a ten-year-old child. He noted that the HPOZ’s Kimberly indicated that the HPOZ will not get involved. Mr. Welborne believed that the Application is an attempt to get a Permit for an over-height fence. Ms. Moser read aloud related CEQA (California Environmental Quality Act) wording. No Motion was made or vote taken.

- d. 4806 W. Elmwood Ave (Discussion and Possible Action) (T. Kim) Demolish 1 existing single family dwelling, construct 4 lots small lot subdivision AA-2017-1576-PMLA, ENV-2017-1577-EAF.

Copies were distributed of project documents.

MOTION (by Mr. Gresham, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for 4806 W. Elmwood Ave. because the applicant did not appear before the Committee.

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

- e. 324-326 S. St. Andrews Place (Discussion and Possible Action) (Joseph Pascoguin) Change of use of 2 existing storage rooms into 2 studio units, to total 23 dwelling units Also changing 3 existing guest rooms into new studio units. Units will total 26 dwelling units. (Present number of units is 21). ZA-2017-534-ZV.

Copies were distributed of project documents. Mr. Pascoguin explained that he wants to legalize the top floor storage “as a dwelling unit”; the owner inherited the problem. He stated that “as of this point, we’re not going to touch the guest rooms,” which would only be re-designed as “studio units.” He said that “we’re not touching the outside” and two parking spaces would be added. He explained that the units would, by city law, be low-income for at least 50 years. Ms. Hunter suggested considering whether the owner has a Rent Stabilization Ordinance (RSO) Certificate for the units.

MOTION (by Mr. Gresham, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for 324-326 S. St. Andrews Place as presented.

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

- f. 4749 W. Elmwood Ave (Discussion and Possible Action) (Matthew Hayden) Demolition of an existing single family dwelling and construction, use, and maintenance of new 14- unit apartment building, including 1 unit (10%) for very low income households, approximately 45- feet. Pursuant to: LAMC 12.22 a 25, approval of affordable housing incentives for DB as follows: parking option # 1; off-menu incentive-12-foot front yard; off-menu incentive-1 compact stall in lieu of a standard stall. CPC-2017-2121-DB, ENV-2017-2122-EAF.

MOTION (by Mr. Gresham, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for 4749 W. Elmwood Ave. because the applicant did not appear before the Committee.

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

- g. Affordable Housing Linkage Fee / Housing Impact Trust Fund / Code Amendment(s) Directing Fees Derived from Projects (Discussion and Possible Action) The proposed ordinance introduces new regulations to establish the Affordable Housing Linkage Fee to be levied on new development meeting specific criteria to mitigate that development's impact on the demand for affordable housing. Fees generated as a result of this ordinance may be used to fund the construction of new units, or for the rehabilitation and preservation of existing affordable units. The proposed fees are \$12.00 per square foot on new homes and \$5.00 per square foot on commercial development. The proposed ordinance was referred to the Housing and Planning and Land Use Committee. Council File #17-0274:
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=17-0274>.

Mr. Hoffman explained that the proposed fee is “to generate revenue for affordable housing.” Ms. Clarke, a realtor, explained the need. Ms. Hunter explained that the rental can be raised in one year and that density bonus units are not being replaced as fast as are being taken off the market. The Tenants Union is urging the City to do a hard count of existing units.

Committee Member John Gresham left at this time (9:03), making eight Committee Members present (the Committee quorum was seven).

Ms. Hunter was concerned about the possibility of the fee “incentivizing removal of RSO units.”

MOTION (by Mr. Genewick, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the proposed Affordable Housing Linkage Fee Ordinance as presented.

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

- h. General Plan, Community Plans, and NC Participation (Discussion and Possible Action) (Susan Hunter) City Hall is conducting closed door meetings regarding the updates of the General Plan and Community Plans. When they are open meetings, they are at City Hall during the day which makes it very difficult for public participation. The coalition is asking for open meetings and that they be held on weeknights or weekends so the public can participate in these meetings that are going to impact the future of the City.

Copies were distributed of a “Proposed NC Draft Motion” and “A Proposed Accompanying Letter to City Officials” regarding the City’s “General Plan, which is to be presented to the public and Neighborhood Councils sometime this fall.” [See <http://planning.lacity.org>, “General Plan” link.] Ms. Hunter believed that meetings have been held outside of public view. She explained the proposed Motion. Mr. Genewick said that “this is a good idea” and noted that smaller cities have weekend meetings. Ms. Hunter stated that “we’re asking that they . . . involve the public.” Mr. Hoffman will research this. The Committee encouraged a re-presentation after it does more research. No Motion was made or vote taken.

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

a. Possible agenda items for upcoming meeting:

- i. 612 S. Norton and 4055 W. Wilshire Blvd. - Updates on plans for townhouses and condominiums.
 - ii. 3377 W. Olympic Blvd Developer’s Rep asked to return to LUC in July with updated info
 - iii. 883 S. Crenshaw Blvd Project is to convert a 2-story single family house into a 2-story 3 unit apt. bldg. with an addition of 1,208 Sq. Ft. to the existing building. Site Has special designation (e.g. National Historic Register, Survey LA)
- The above were noted.

b. Next meeting, July 25, 2017 at 6:30 pm.

The above was noted.

7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS.

GWNC Board Member Max Kirkham requested and Ms. Moser agreed to Agendize consideration of him to become a Committee Member.

8. ADJOURNMENT

Ms. Moser declared and the Committee agreed to **ADJOURN** the Meeting at 9:20 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>.