



Greater Wilshire Neighborhood Council
Land Use Committee Meeting July 25, 2017
Approved by the committee on August 22, 2017

1. WELCOMING REMARKS

a. Call to order (Chair)

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, July 25, 2017, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Caroline Moser called the meeting to order at 6:39 p.m.

b. Roll Call (Secretary)

Joe Hoffman called the roll. Eight of the 13 Committee Members were present at the Roll Call: Rory Cunningham, Mike Genewick, Karen Gilman, John Gresham, Dick Herman, Joseph Hoffman, Caroline Moser and Julie Stromberg. Patricia Carroll arrived later. Four Committee Members were absent: Philip Farha (Secretary), John Perfitt, Barbara Savage and James Wolf (Chair). New Committee Member Max Kirkham was appointed to the Committee during below Item #3. b. 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: 14 Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

5570 Melrose Ave/647 N, Beachwood Ave. developer representative Dana Sayles said that plans were submitted.

Committee Members John Gresham left the room and Patricia Carroll arrived at this time (6:46), making eight Committee Members present (the Committee quorum was seven).

Ms. Sayles continued that the Hearing will be August 8th. Weekend outdoor hours would be Sundays 8:00 a.m. – 10:00 p.m.; Fridays and Saturdays 8:00 a.m. – 11:00 p.m. Parking was unbundled. Twenty percent of vehicle spaces would be reserved for electric vehicles; four charges would be available. There would be no short-term rentals. All documents “are public record”; Mr. Hoffman noted “we have electronic copies.”

3. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Review and adoption of June 27, 2017 Minutes.

The following correction to the June 27, 2017 Land Use Committee Minutes was requested: page one, Item #2: “. . . HPOZ [Historic Preservation Overlay Zone]’s” should read “HPOZ [Historic Preservation Overlay Zone]’s and DRB’s [Design Review Boards].”

Committee Member John Gresham returned to the room at this time, making nine Committee Members present (the Committee quorum was seven).

MOTION (by Ms. Stromberg, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its June 27, 2017 Meeting as corrected.

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

- b. Seating of New Committee Member Max Kirkham (Area 9 GWNC Board member).

MOTION (by Ms. Stromberg, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee appoints Max Kirkham to the Committee.

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

- c. Review of Early Planning Report for possible future action items.

Copies were distributed of and the “07/25/17 Early Planning Report Summaries for GWNC Area” were reviewed. There was discussion of the most efficient way to reach out to developers. Ms. Stromberg explained that a developer bought the 822 S. Plymouth Blvd. property in 2011 and reworked the design; neighbor opposition has reduced. The developer wants a subterranean garage. The Committee agreed to take no action on that project. GWNC Administrator Shirlee Fuqua will try to contact the 429 N. Western Ave. developer. GWNC Area Representatives will follow up on the 407 S. Sycamore Ave. and 848 N. June St. projects.

4. OLD BUSINESS (Discussion and Possible Action)

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

- a. 3377 W. Olympic Blvd. (Discussion and Possible Action) (Kate Hennigan). Eldercare facility with Alzheimer’s memory care, professional medical office, restaurant, retail. Eldercare Facility Unified Permit for an eldercare facility with 146 residential units, including 24 memory care rooms, medical professional office and /or retail, and restaurant use. REQUEST: Site Plan Review for an eldercare facility with more than 50 new residential units. REQUEST: Removal of outdated Building Line on Gramercy Drive. Applicant was asked to bring outreach information to the LUC APCC-2017-569, ENV-2017-570.

Copies were distributed of project documents. Representative Neill Brower walked the area three times, “sent out more than 250” communications” and “left leaflets at all the” nearby homes, receiving no replies. He displayed renderings and described design changes. The tallest side, 88 feet, would be on the Olympic side. He explained that the City “Eldercare Ordinance” allows unlimited height to encourage construction of eldercare

housing. The rooftop deck would be around 68 feet high. Ms. Hennigan, the developer's Community Outreach representative, offered information and indicated the parking would be subterranean. Ms. Moser was concerned that the renderings lack context. Country Club Heights neighbor Elspeth Kuang was concerned about loss of privacy and light, explaining that "we're trying to preserve" the area's buffer-zone status. Neighbor Frances McFall was opposed and prefers retail, believing the project to not be in character with the neighborhood. Mr. Herman indicated that the City is encouraging ground-floor businesses and that not all elements are by right; public comments can be considered. There was discussion that the building would be much taller than the surrounding three-story and other buildings. Ms. Moser recommended more design revisions. Ms. Hennigan requested and it was agreed to re-Agendize this.

MOTION (by Mr. Gresham, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board continue to oppose the project at 3377 W. Olympic Blvd. as presented.

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

- b. Updates to 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 "Accompanying Letter to City Officials." Ms. Hunter believed that if the 3377 W. Olympic Blvd. project had more public input from the beginning, the project process would have been faster. She urged about all land use projects to "open it up from the very beginning." There was discussion of how much and when in the process to allow public comments. Ms. Hunter said regarding the City's General Plan and Community Plans that "the open elements are scheduled to be presented in the fall" and that "nobody should have to do a Public Records Act request to know who's been invited to meetings." Mr. Gresham, Mr. Hoffman and Ms. Stromberg will re-draft and circulate the "Proposed . . . Motion" and "Accompanying Letter." Ms. Hunter requested and it was agreed to re-Agendize this.

5. NEW BUSINESS (Discussion and Possible Action)

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

- a. 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. Cunningham, seconded by Ms. Gilman): 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.

- b. 5226 W. Melrose Avenue (Discussion and Possible Action) (Ariel Gutierrez). Zone Variance to allow a 370-sq. ft. spray booth within an existing auto body repair facility in the C2 zone. Present use Auto Body Shop with a Spray Booth. Proposed use, (No Change) Auto Body Shop with a Spray Booth. ZA-2017-2354-ZV, ENV-2017-2355-EAF.

It was agreed to TABLE this Item.

- c. 5058 W. Maplewood Ave (Discussion and Possible Action) (Hamid Dehghan). Demolition of an existing single-family dwelling and construction of a new 13-unit residential apartment building with (1) very low income affordable unit. DIR-2017-2437-DB, ENV-2017-2438-EAF.

Mr. Dehghan, the Architect, displayed renderings and described the design. He said that, by right, they can build eight rental units; they would build thirteen. He said “the major material is stucco . . . with wood siding.” Ms. Moser, noting a proposed wall, stated that it is “not a good way of engaging the pedestrians” and that the design should “take into consideration” surrounding architecture. There was discussion of whether there would be enough parking. Three-bedroom units would rent for \$2,400 per month; studios for \$660 per month. Mr. Dehghan said they prefer long-term residents such as “working professionals who are established . . . we’re very picky with tenant selection.” Mr. Hoffman noted that, as a density bonus project, there would not be a Hearing; a determination letter would be issued.

MOTION (by Mr. Cunningham, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 5058 W. Maplewood Ave. as presented.

DISCUSSION: Ms. Moser encouraged re-presenting the project. Mr. Cunningham believed more parking has to be added. Mr. Dehghan said that, by right, they can provide nine parking spaces, but are willing to add tandem parking.

MOTION to CALL FOR THE QUESTION (by Mr. Gresham); there were no objections.

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

The Committee requested that balconies not have glass; this will be re-Agendized.

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

a. Updates to the Land Use Committee Protocols. (Discussion and Possible Action) Addition of Committee action to respond to different applicant responses.

Copies were distributed of “Land Use Committee Protocols.” Mr. Hoffman noted the addition of “Considered” and “Automatic” denials sections. There was extensive discussion of possible revisions such as an attendance policy. This will be re-Agendized.

b. Possible agenda items for upcoming meeting:

i. Proposed Amendment to the LAMC re: Measure M Amendment concerns the Location, Restrictions and Limited Immunity from enforcement of specified City Prohibitions relating to Commercial Cannabis Activity CPC-2017-2260-CA, ENV-2017-2261-EAF.

ii. 3869-3879 Wilshire Blvd, 626-664 S. St Andrews Place A 16-Story 196-Unit Building.

iii. 985-991 3rd Ave, formally 3607 W. Olympic Blvd. Applicant is requesting Vesting Tentative Tract for 6 single-family lots in accordance with the SLS Ordinance on a 7,982.3-sq. ft. parcel of land in the C2.1 zone.

The above possible Agenda Items were reviewed.

7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

There were no requests at this time.

8. ADJOURNMENT

Ms. Moser declared the Meeting **ADJOURNED** at 8:54 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>.