



Greater Wilshire Neighborhood Council
Land Use Committee Meeting August 22, 2017
Approved by the committee on September 26, 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, August 22, 2017, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Caroline Moser called the meeting to order at 6:43 p.m.

b. Roll Call (Secretary)

The Secretary called the roll. Eight of the 14 Committee Members were present at the Roll Call: Rory Cunningham, Philip Farha (Secretary), Mike Genewick, Dick Herman, Joseph Hoffman, Max Kirkham, Caroline Moser and John Perfitt. Patricia Carroll arrived later. Five Committee Members were absent: Karen Gilman, John Gresham, Barbara Savage, Julie Stromberg and James Wolf (Chair). 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 14 filled Committee Seats, or eight Members, so the Committee could take such votes. Fourteen 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

There were no public comments at this time.

3. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Review and adoption of July 25, 2017 Minutes.

MOTION (by Ms. Moser, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its July 25, 2017 Meeting as written.

MOTION PASSED by a hand vote with six 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 “08/22/17 July/August Early Planning Report Summaries for GWNC Area” were reviewed. It was agreed to invite representatives of all three projects to present to the Committee: 5162 W. Melrose Ave. (“expansion of an

existing restaurant”); 5212 W. Melrose Ave. (‘repurposing of 10,045 sq. ft. building for a new boutique hotel’); and 5201 W. Beverly Blvd. (“sale of full line of alcoholic beverages in conjunction with a new restaurant”).

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. APCC-2017-569, ENV-2017-570.

Ms. Hennigan requested and the Committee agreed to continue this Item for the developer to get more neighbor input and make changes. No Motion was made or vote taken.

Committee Member Patti Carroll arrived at this time (6:49), making nine Committee Members present (the Committee quorum was eight).

Mr. Hoffman noted that there was as yet no Hearing date.

- b. 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. VTT-73951-SL, ENV-2015-4443-EAF (no new information but wants to give an update).

MOTION (by Mr. Hoffman, seconded by Mr. Farha): 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.

- c. 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.

GWNC Administrator Shirlee Fuqua relayed that the Applicant, a new owner as of six-12 months ago, said a City planner said they need to get a Conditional Use Permit. Mr. Hoffman reported that many such business have learned of the need for Permits.

MOTION (by Mr. Hoffman, seconded by Mr. Perfitt): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose

the application for 5226 W. Melrose Ave. because the applicant did not appear before the Committee.

MOTION PASSED by a hand vote with six in favor; one opposed; zero abstained.

- d. 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.

Copies were distributed of project documents. Mr. Dehghan, the Architect, presented, displaying a rendering and site plans. They made design changes since his last presentation. Parking was increased from the by right amount of nine to 12 spaces; Mr. Hoffman reported that the City unbundled it. Glass railings were replaced with solid materials. The facing would be stucco with wood siding. Ms. Moser requested that drawings show more context. Currently, it is a vacant lot. A four-story building next door has a 15-foot setback; this building would have a 25-foot setback. The rooftop garden would be open to all residents. Mr. Kirkham observed that “this street . . . is one of the few in the area that has a lot of tall buildings on it.”

MOTION (by Mr. Cunningham, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application for 5058 W. Maplewood Ave. as presented.

DISCUSSION: The Committee believed that the design is better. Mr. Kirkham and Mr. Cunningham wanted more parking.

MOTION PASSED unanimously by a hand vote.

- e. 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.

[*This Agenda Item was addressed after Item #5. c.*] Copies were distributed of renderings, elevations and a landscape plan. Consultant Mr. Hayden said this is a by right density bonus project of approximately 7,200 square feet in an R-3 multi-family-zoned area, just west of Western Ave. by St. Andrews Pl. Nine units can be built without the bonus. Committee Members requested that the context of adjacent buildings’ designs be shown. They will re-present. A Planning Commission Hearing probably will be held by October.

MOTION (by Mr. Hoffman, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for 4749 W. Elmwood Ave. as presented.

MOTION PASSED unanimously by a hand vote.

- f. Updates to General Plan, Community Plans, and NC Participation (Discussion and Possible Action). Follow up discussion and proposed resolution to the GWNC Board regarding the transparency of and community involvement in the various working groups of the General and Community Plan updates.

Mr. Hoffman explained issues. There was extensive discussion of the General and Community Plans updates process.

MOTION (by Mr. Hoffman, seconded by Mr. Perfitt): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board approve the following draft Resolution as a basis for the updates to the General and Community Plans:

Meeting information and transparency:

1. Publish a clear mission statement for each Working Group.
2. Provide detailed minutes, transcripts, or audio/video recordings of all Working Group meetings to the public in a timely manner.
3. In addition to meeting minutes, provide copies of documents, maps, etc. so that the public can judge the effects of zoning changes in their neighborhoods.
4. Allow for periodic or milestone public meetings of the Working Groups during evening or weekend hours to allow community input.

Changes to the General and Community Plans:

1. Consider the cumulative effects of upzoning on the local infrastructure (water, sewer, power, traffic, etc.) and provide detailed analysis.
2. Incentive bonuses and spot zoning should be limited by structuring the underlying zoning to match the current and projected growth patterns.

MOTION PASSED unanimously by a hand vote.

5. NEW BUSINESS (Discussion and Possible Action)

- a. 3869-3879 Wilshire Blvd, 626-664 S. St Andrews Place (Discussion and Possible Action) (Jim Ries). A 16-Story, 196-Unit Building. CPC-20161495-ZC-SPR, VTT-74257-CN. Proposed building is in the Wilshire Center – Koreatown NC but immediately adjacent to the GWNC.

Ms. Fuqua and Mr. Cunningham noted that this project is across the GWNC boundary in the Wilshire-Koreatown area. The presenter requested more time to get documentation and said they will present. No Hearing has been set. No Motion was made or vote taken.

- b. 5212 W. Melrose Ave (Discussion and Possible Action). Repurposing of 10,045 sq ft building for a new boutique hotel use, consisting of up to 18 guest rooms, with a small hotel lobby. Requested entitlements: 1. Conditional use permit to allow a hotel within 500 feet of any A or RE zone; 2. Zone variance to allow the maintenance of the existing driveway width of 8' 9" feet to serve the hotel use in lieu of the required 10 feet; 3. A zoning administrator adjustment to allow parking stackers within the required rear yard setback. ZA-2017-3165-CU-ZV-ZAA, ENV-2017-3166-EAF.

Mr. Hoffman requested and it was agreed to TABLE this Item. No Motion was made or vote taken.

- c. Appeal fee increases and full cost recovery (Discussion and Possible Action). City Council PLUM committee tabled discussion of raising appeal fees at their 8/15/17 meeting for two weeks. Fees for appeals by non-applicants could rise from \$89 to \$13,538 if subsidies are removed. Council File: 09-0969.

Copies were distributed of a City Administrative Officer "Report back regarding appeal fees and fee increases . . ." There was discussion of the issue. Mr. Perfitt will research it. No Motion was made or vote taken.

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

Mr. Perfitt announced that he will take a four-month leave of absence. There was extensive discussion of Committee Member absenteeism and what can and/or should be done. Ms. Moser will email the Committee about absences.

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

Copies were distributed of the Protocols containing "draft amendments." Mr. Hoffman requested and it was agreed to TABLE this Item.

- 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. 5162-5168 Melrose Ave: Expansion of existing restaurant into the proposed front and rear enclosed patio space with a total 196 seats. Operation hours 10AM -2AM.

The above were noted.

- c. Next meeting, September 26, 2017 at 6:30 pm.

Mr. Hoffman announced that, from now on, the Committee will meet at the Eastern Presbyterian Church, 4720 W. 6th St.

7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS.

There were no requests or Motions at this time.

8. ADJOURNMENT

MOTION (by Mr. Genewick): to **ADJOURN** the Meeting.

MOTION PASSED; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 9:02 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>.