



Greater Wilshire Neighborhood Council
Land Use Committee Meeting, October 24, 2017
Approved by the committee on November 28, 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, October 24, 2017, at the Anderson-Munger YMCA, 4301 W 3rd Street. Committee Member Joseph Hoffman called the meeting to order at 6:43 p.m.

b. Roll Call (Secretary)

The Secretary called the roll. Seven of the 14 Committee Members were present at the Roll Call: Patricia Carroll, Rory Cunningham, Karen Gilman, Dick Herman, Joseph Hoffman, Max Kirkham and Julie Stromberg. Philip Farha, Mike Genewick John Gresham, Caroline Moser, 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: 7 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 September 26, 2017 Minutes.

MOTION (by Mr. Hoffman, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its September 26, 2017 Meeting as written.

MOTION PASSED; zero opposed; one abstained.

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

Ms. Gilman reported that there were several at this time. Projects at 610 S. Van Ness Ave for a Vesting Tentative Tract and at 501 S. Western Ave. for reconstruction of a Carls Jr. restaurant are to be considered.

4. OLD BUSINESS (Discussion and Possible Action)

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

a. 250 N. Wilton Place: (Discussion and Possible Action) (Roni Efron)

Applicant proposes to create new 5-small lots for single family residential purposes. Each residence will have its own attached garage. VTT-77081-SL, ENV-2017-3703-EAF.

Applicant was not present. Voted to oppose at the September Meeting. No motion made and no vote taken.

b. 946 S. Norton Avenue (Discussion and Possible Action)

Pursuant to LAMC section 12.24-W,37, a conditional use permit for a public parking lot in the R1-1 zone to be used as parking for an adjacent commercial business. ZA-2017-3955-CU, ENV-2017-3956-CE

Ron Ikejiri (owner's representative) and Patty Yoon (applicant, owner of Olympic Spa) requesting CUP to "legitimize" existing parking lot that has been in use in the R-1 zone for 10+ years.

MOTION (by Mr. Cunningham, seconded by Ms. Stromberg): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the CUP for 946 S. Norton as presented.

MOTION PASSED; zero opposed; zero abstained.

c. 5212 W. Melrose Ave: (Discussion and Possible Action) (Todd Elliott) The project would repurpose the 6 existing historically-significant bungalow structures to allow construction of a hotel consisting of up to 18 guest rooms, with a small hotel lobby on 12,434 sq. ft. parcel. Requesting, conditional use permit to allow a hotel within 500 feet of any A or RE zone, 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 in lieu of 12.21a5(e) and a zoning administrator adjustment to allow parking stackers within the required rear yard setback in lieu of 12.14.c.2.ZA-2017-3165-CU-ZVZAA, ENV-2017-3166-EAF.

It was agreed to TABLE this Item. No Motion was made and no vote taken.

d. 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. Neill Brower and Kate Hennigan (applicant's representatives) discussed outreach to neighbors and neighborhood organizations south of Olympic. Mr. Brower showed changes to the plans that included a top floor setback at the north end of the building to reduce the

height of that façade as well as some street-level improvements. Hearing scheduled 10/20/17.

MOTION (by Mr. Cunningham, seconded by Ms. Stromberg): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project at 3377 W. Olympic as presented.

MOTION PASSED; zero opposed; zero abstained.

5. NEW BUSINESS (Discussion and Possible Action)

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

a. Proposed Permanent Supportive Housing Ordinance. (Discussion and Possible Action)

City Planning is proposing an ordinance to streamline PSH projects. If adopted, this ordinance will better ensure that the City is a responsible steward of the Measure HHH funds, providing a streamlined pathway for the consideration of PSH projects while also imposing new regulations which establish stronger development standards for qualifying projects.

Mr. Hoffman spoke regarding the various facets and protections of the proposed ordinance on local zoning.

MOTION (by Mr. Hoffman, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the proposed Permanent Supportive Housing Ordinance.

MOTION PASSED; zero opposed; zero abstained.

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

a. Ms. Gilman commended the Homes Tour by Windsor Square/Hancock Park Historical Society.

b. Ms. Gilman reminded LUC committee members about the final public input on the open space element of the General Plan. There will be a meeting October 25, 2017 at Emerson College, 6-8 pm.

c. Reminder regarding sign-up to volunteer at the GWNC booth at the Larchmont Family Fair.

d. Possible agenda items for upcoming meeting:

i. Community input for Density Bonus applications.

ii. 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

f. Next meeting, November 28, 2017 ~~October 24, 2017~~ at 6:30 pm.

7. **REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS.**

There were none at this time.

8. **ADJOURNMENT**

Mr. Hoffman declared and the Committee agreed to **ADJOURN** the Meeting at 7:45 p.m.

Respectfully submitted,

Joseph Hoffman

GWNC Secretary

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://greaterwilshire.org/land-use-committee-agendas-minutes/>