



Greater Wilshire Neighborhood Council  
Land Use Committee Meeting December 19, 2017  
Approved by the committee on January 24, 2018

**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, December 19, 2017, at Hope Lutheran Church, 6720 Melrose Ave. Chairwoman Caroline Moser called the meeting to order at 6:35 p.m.

b. Roll Call (Secretary)

The Secretary called the roll. Seven of the 13 Committee Members were present at the Roll Call: Rory Cunningham, Philip Farha, John Gresham, Dick Herman, Joseph Hoffman, Max Kirkham (Secretary) and Caroline Moser (Chair). Patricia Carroll, Mike Genewick and Karen Gilman arrived later. Barbara Savage, Julie Stromberg and James Wolf 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](http://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**

Resident Stephan Alexander lives near a home at 855 S. Citrus Ave. where, he believes, the residents are running a hostel, charging \$25 per night and for parking through [www.Booking.com](http://www.Booking.com). He distributed documents showing such an Internet listing and his communications with City Council District Four.

*Committee Member Patricia Carroll arrived at this time (6:37), making eight Committee Members present (the Committee quorum was seven).*

Stakeholder Greg Wittmann urged sending public comments to him to relay to the City regarding 500 S. Oxford.

[*This Agenda Item was continued after Item #5. e.*] Resident Elspeth Kuang believed the eldercare facility project at 3377 W. Olympic Blvd. may emit too much light and limit neighbors’ privacy, and have too small setbacks. Neighbor Aries Shin noted that many nearby residents do not speak English. Committee Members noted that the Board already [November 8<sup>th</sup>] supported the project.

**3. ADMINISTRATIVE ITEMS (Discussion and Action)**

a. Review and adoption of November 28, 2017 Minutes.

It was agreed to TABLE approval of the Minutes.

- b. Review of Early Planning Report for possible future action items.  
Copies were distributed of and the “12/19/17 Early Planning Report Summaries for GWNC Area” were reviewed. It was agreed to invite representatives of the 5730 W. Melrose Ave. and 947 S. Norton Ave. projects to present to the Committee.

**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/Steve Kaplan).  
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.

Ms. Carroll reported that neighbors will oppose the project at the GWNC January Board Meeting.

*Committee Member Mike Genewick arrived at this time (6:51), making nine Committee Members present (the Committee quorum was seven).*

The Committee agreed to TABLE this Item.

- b. A proposed amendment to LAMC concerning restrictions and limited immunity from enforcement of specific City prohibitions relating to commercial Cannabis Activity. (Discussion and Possible Action) CPC-2017-2260-CA, ENV-2017-2261-EAF.

*[This Agenda Item was addressed after Item #5. b.]* Copies were distributed of information about the above and it was discussed. Mr. Farha said “the effect has been terrible” of three nearby dispensaries. No Motion was made or vote taken.

**5. NEW BUSINESS** (Discussion and Possible Action)

- a. LACMA Draft EIR Comments (Discussion and Possible Action) (Reneé Schellaci).  
LACMA and City Planning have released the draft EIR re the LACMA renovation and construction. Deadline for comments was December 15, 2017. LACMA team has not presented to GWNC; they said they were waiting for presentation until draft EIR was released. The GWNC submitted a CIS showing intention to submit comments and request an extension of the comment deadline.

Ms. Schellaci, LACMA representative, presented and showed slides. She said “many of these buildings have very serious structural issues” that would cost \$250 million to retrofit. She clarified that “this is a replacement project,” not an expansion project. The museum building would replace four existing buildings. The project includes a “new public parking structure on Ogden.” Construction would be from 2019-2023, finishing in time for the opening of the Metro Purple Line train. LACMA representative Shane Swerdlow spoke about CEQA compliance, saying “the County is the lead agency,” though the City also will be involved. The DEIR (Draft Environmental Impact Report) is at [www.BuildingLACMA.org](http://www.BuildingLACMA.org). The project’s main contact is Peter Burgis at [PBurgis@ceo.LACounty.gov](mailto:PBurgis@ceo.LACounty.gov), (213) 974-1417.

*Committee Member Karen Gilman arrived at this time (7:07), making ten Committee Members present (the Committee quorum was seven).*

Public comments can be made to (323) 886-0885. LACMA attorney Fred Goldstein described possible traffic impacts of the construction. No Motion was made or vote taken.

- b. 5040 Wilshire Blvd., Sushi Eyaki, Inc. (Discussion and Possible Action) (Alex Woo). Conditional Use Permit for sale of beer and wine for on-site consumption. Present use is with alcohol and no change is requested. Hours of operation will remain the same. ZA-2017-4809-CUB, ENV-2017- 4810-CE

Application copies were distributed. Mr. Woo requested and the Committee agreed to TABLE this Item because the Project Manager could not attend this Meeting. The Hearing date will probably be “in a couple of months.” No Motion was made or vote taken.

- c. Brookside and Citrus Square Neighborhood Conservation Zone Change Ordinances Zone Change to a R1 Variation Zone. CPC-20174556-ZC, ENV-2017-4557-EAF.

Copies were distributed of information. The above was discussed. Mr. Hoffman noted that a Hearing was held this night.

- d. 5122 W. Maplewood Ave. (Discussion and Possible Action) (Steven Scheibe). Demolition of 1 Single Family residence and 1 Duplex for new construction of 5-story 24 residential unit building setting aside 2 Extremely Low Income units and 31 on-site parking spaces. DIR-2017- 4551-TOC, ENV-2017-4552-EAF.

Copies were distributed of an application. Owner’s representative Mr. Scheibe introduced himself. Michael Charters and Architect Khal Khaineddin, who described the design, also were present. The project would have a fifth-floor roof deck. They are requesting: a height of 56 feet while 45 feet is allowed; a six-foot east side yard where eight feet is required; and to provide 20% less open space than required. They want to construct 24 units; 16 are allowed, and 31 parking spaces where around 48 are required. Mr. Scheibe described their outreach work. They are trying to get a City determination by March. No Hearing had been set.

**MOTION** (by Mr. Farha, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for demolition of one single-family residence and one duplex for new construction of a five-story 24-residential unit building, setting aside two extremely-low-income units and 31 on-site parking spaces, at 5122 W. Maplewood Ave. as presented pending more neighborhood input.

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

- e. 816 – 820 S. Wilton Place: Construction of a new 18-unit condominium project. (Discussion and Possible Action) The project is already under construction per Taik Kim. (Ji Sung Yun, Jae Chang) VTT-73780-CN, ENV-2017-4716-EAF.

Mr. Hoffman reported that “this building is already under construction.” No Motion was made or vote taken.

## **6. COMMITTEE MEMBER REPORTS**

- a. Land Use Committee Protocols (Discussion and Possible Action) (Caroline Labiner-Moser) Committee protocols and requests to applicants for projects.

The Committee will address this in January. Mr. Hoffman requested to suspend Ms. Savage from the Committee because of her having three consecutive absences.

- b. Possible agenda items for upcoming meeting:

- i. 946 S. Norton Ave: Conditional Use Permit for a 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.

Mr. Gresham believed this would be an illegal use and that the neighborhood does not want it. Mr. Hoffman noted that there has been no outreach from the developer.

- ii. 947 S. Norton Ave: Conditional Use Permit for a Parking Lot in the R1-1 zone to be used as parking for an adjacent commercial business.

Mr. Gresham believed this would be an illegal use and that the neighborhood does not want it. Mr. Hoffman noted that there has been no outreach from the developer.

- iii. 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-ZV-ZAA, ENV-2017-3166-EAF.

Ms. Gilman indicated that the developer will present to the Committee in January.

- iv. 6703 Melrose Ave: Conditional Use to permit on-site sale and dispensing of alcoholic beverages in conjunction with the operation of a proposed restaurant facility. ZA-2017-4602- PAB, ENV-2017-4603-CE.

The above was noted.

- c. Next meeting, January 23, 2018 at 6:30 pm.

The above was noted.

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

There were no requests or Motions at this time.

## **8. ADJOURNMENT**

Ms. Moser declared the Meeting **ADJOURNED** at 8:47 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>.