



Greater Wilshire Neighborhood Council
Land Use Committee Meeting January 23, 2018
Approved by the committee on February 27, 2018

1. WELCOMING REMARKS

a. Call to order (Chair - Caroline Labiner Moser)

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, January 23, 2018, at Hope Lutheran Church, 6720 Melrose Ave. Chairwoman Caroline Moser called the meeting to order at 6:35 p.m.

b. Roll Call (Secretary - Max Kirkham)

The Secretary called the roll. Seven of the 12 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 and Karen Gilman arrived later. Mike Genewick, Julie Stromberg and James Wolf were absent. Barbara Savage no longer is a Committee Member. 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 12 filled Committee Seats, or seven Members, so the Committee could take such votes. [To apply see www.GWNC.org.] Also attended: approximately 38 Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Stakeholder Cathy Roberts indicated interest in joining the Committee; Ms. Moser indicated that it will be Agendized for the next meeting.

3. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Review and adoption of December 19, 2017 Minutes.
[*This Agenda Item was addressed after Item #4. a.*]

MOTION (by Ms. Moser, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its December 19, 2017 Meeting as written.

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

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

Copies were distributed of and the “01/23/18 December/January Early Planning Report Summaries for GWNC Area” were reviewed. It was agreed to invite a representatives of the 643 N. Rossmore Ave.; 796 N. Citrus Ave.; 4827 W. Oakwood Ave.; 3323 W. Olympic Blvd.; and 5115 W. Wilshire Blvd. 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. 3377 W. Olympic Blvd. (Discussion and Possible Action) (Katherine 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. Review the status and de-brief after the hearing on 1-16-2018. APCC-2017-569-BL-ELD-SPR, ENV-2017-570-EAF.

Developer representative Katherine Hennigan indicated that a project Hearing was held; they continue to outreach to neighbors and will re-present to the Committee. Residents Tom Smith and Elspeth Kuang opposed the project. Nicole Kukulok-Waldman said "it was a very thoughtful plan . . . this is very specifically designed" and they reduced the project by nine units.

Committee Member Karen Gilman arrived at this time (7:05), making eight Committee Members present (the Committee quorum was seven).

A developer representative did not think the City Planning Dept. would allow the project to be built without the commercial element. She said "we walked the neighborhood three separate times . . . we hit the pavement for months" and described mailings extending past the minimum boundary. They hired a Korean-speaking outreach person and worked with City Council offices that are outside the project area. People "refused" her invitations to discuss their concerns with her.

MOTION (by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee will reconsider its position opposing the project at 3377 W. Olympic Blvd.

MOTION FAILED for lack of a second.

Committee Member Patricia Carroll arrived at this time (7:15), making nine Committee Members present (the Committee quorum was seven).

No other Motion was made or vote taken.

- b. 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.

Copies of project documents were distributed. Project representatives Amit Apel and Luke Tarr presented. A representative said "we clarified the materials . . . we didn't go full height." They described the design as "smooth . . . very mellow . . . we spoke to neighbors" regarding safety. "The common space is going to be on the roof decks." Mr. Tarr said "we're compliant on the "Q" conditions." They showed site plans. Ms. Carroll relayed neighbors' concerns about parking, traffic, height and privacy loss. Ms. Gilman "would like to see the landscaping be more than just the minimum required." Ms. Moser

“would like to see more elements from the historic buildings that are in the neighborhood . . . we’d like a complete set” of project documents. Committee Members were concerned that some community groups were not contacted by the developer. The south and east setbacks would be five feet; the front would be 15 feet. Mr. Kaplan said “the Planner anticipates a Hearing sometime in mid-March.” Committee Members requested that the developer re-present after doing more outreach and to bring all four elevations. No Motion was made or vote taken.

- c. 545 S. Gramercy Place: (Discussion and Possible Action) (Andy Yu). Proposal for office use on the first floor and residential use on the existing 2-story building. Building shall be property owner occupied. GWNC board opposed the application as presented due to new information provided. ZA-2016-4911-ZV, ENV-2016-4912-EAF.

Copies were distributed of project documents, and of letters from neighbors Terry Sorensen (with photos) and Susan Grossman opposing the proposal. Mr. Yu noted that he presented about this in March and that “nothing is new . . . the property was used as an office.” He explained its history of use as a residence and office. The Owner has three employees. Representative Damon Lee said the Owner has been a CPA for around 35 years and sees around one client per day. Stakeholder Greg Wittmann claimed that “it’s completely out of hand . . . there’s no hardship . . . there’s a lack of seriousness about what the zoning means.” Another Owner representative said there was a non-profit business, which now is for-profit, and that is why the City is requesting the application to convert the space. Mr. Farha noted that the property has nine parking spaces; Mr. Cunningham has seen as many as eight vehicles there. City guidelines for home-occupation offices were read aloud.

MOTION (by Mr. Farha, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the proposed use of an office on the first floor at 545 S. Gramercy Pl., based on the application as presented.

DISCUSSION: Next-door neighbor Mr. Sorensen stated that “there’s four people up there (on the second floor); there’s people going in there all day long . . . it’s a business; they don’t care about the residential . . . she doesn’t live there.” An Owner representative said that DWP, gas and more bills there are in the Owner’s name. He claimed that “there’re no businesses upstairs” and that only she lives upstairs and has only occasional visitors.

MOTION PASSED by a hand vote; zero opposed; one abstained (Hoffman).

- d. 946 S. Norton Ave: (Discussion and Possible Action) (Ron Ikejiri). 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. The Board voted 4-8-3 to oppose the CUP for a public parking lot at 946 S. Norton Ave in the R1-1 zone to be used as parking for an adjacent commercial business. Motion to support failed. ZA-2017-3955-CU, ENV-2017-3956-CE. Applicant is returning to revisit this and with an additional application – see 947 S. Norton Ave under New Business.

Shirley Yoon, Owner-Applicant, said she “just got the [document] requirements today” and that “we don’t have a Hearing date yet.” Ms. Moser noted that the requirements are on the

Internet. Mr. Gresham encouraged that “you should talk to . . . the HPOZ Board.” Ms. Yoon reported that the site “has been a parking lot for 40 years.” Lorna Hennington, Wilshire Park Association Board Member, said “these lots are zoned R-1 HPOZ . . . [it is] not something that we want in our HPOZ.” Gary Ichihara, Association Land Use Chair, “would like to know what [the lot owners’] intent is . . . [is it] prelude to something bigger?” No Motion was made or vote taken.

5. New Business (Discussion and Possible Action)

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

- a. 6703 – 6709 W. Melrose Ave. and 701 N. Citrus Ave.: (Discussion and Possible Action) (Tina Choi). Conditional use to permit sale and dispensing of alcoholic beverages for on-site consumption in conjunction with the operation of a proposed restaurant facility. Proposed interior remodel, new roof and 629-sf addition to an existing 3,509-sf restaurant, for a total of 4,138 sf. ZA-2017-4602-PAB, ENV-2017-4603-CE

Copies of project documents were distributed. Ms. Choi said “we’re an existing restaurant; no change . . . we’re applying for a CUB . . . we’re applying for a Plan Approval . . . the use is existing . . . we’re doing interior improvements only . . . readjusting and reconfiguring 629 square feet in the building . . . we’re lowering the seat count from 152 to 104” seats. Their “five-star chef . . . wants a more intimate arrangement.” There currently are 21 parking spaces; there will be “no change.” The same 11:00 a.m. – 12:30 a.m. operating hours will stay.

MOTION (by Mr. Farha, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application for a Plan Approval for 6703 – 6709 W. Melrose Ave and 701 N. Citrus Ave.

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

- b. 5040 Wilshire Blvd. (Discussion and Possible Action) (Tucker Franz). Sushi Eyaki, Inc. 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

Mr. Franz said “there’s no changes operational or physical . . . it’ll remain a restaurant . . . 11 a.m. to 11 p.m.” It is at “Wilshire and Citrus . . . it’s a strip mall.”

MOTION (by Mr. Hoffman, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Conditional Use Permit renewal for the restaurant at 5040 Wilshire Blvd.

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

- c. 643 N. Rossmore Ave: (Discussion and Possible Action) (Yong No). Application for a CUP and conversion of duplex property to a boutique hotel. On Monday 1/15/18 the HPHA Board met with Mr. No and his wife and heard their idea for building a hotel (32 rooms) on the property. The HPHA Board voted unanimously against the proposal and use.

Copies of project documents were distributed. Mr. No would like to present later with more documentation. He and his wife live in Windsor Square. He said “I’ve already spoken” with the LaBrea-Hancock Park Homeowners Association’s Cindy Chvatal-Keane; “they’re concerned about parking” and are opposed. It was said that “that corner is very congested . . . parking . . . traffic . . . density” are issues. “That area is already totally gridlocked most of the day.” Mr. No believed that “it’s not part” of the HPOZ and the City might allow 24-32 units. Ms. Gilman expressed that the Larchmont Village Neighborhood Association also would like to hear from the Applicant. The property is zoned R-4. No Motion was made or vote taken.

- 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.

Mr. Scheibe said two major bus lines intersect at Wilton and Western. Ms. Moser noted the developer previously presented [December 19th]. Representative Michael Charters clarified that all 24 units would be two-bedroom and “parking at grade.” The height would be 45-56 feet with six to eight-foot side yard setbacks. “We’ve adjusted the blue to a more earthen tone.” Mr. Scheibe described outreach efforts. He said “there’s no public Hearing . . . we’ll get a determination within two to three weeks . . . we had fencing replacement last week” and trash pickup of “mainly construction materials that somebody dumped”; they regularly will check for that. Committee Members believed it was not clear where the front entrance would be and requested clarity be provided as “an architectural feature,” not just with a sign. Architect Khaldoon Khameddin said no Hearing has been set. Mr. Scheibe indicated this is a transit-oriented project. There was discussion about the density bonus and its relation to that. No Motion was made or vote taken.

- e. 947 S. Norton Ave: (Discussion and Possible Action) (Ron Ikejiri). Application is for conditional use permit for a public parking lot in the R1-1 zone to be used as parking for an adjacent commercial business. ZA-2017-4917-CU, ENV-2017-4918-CE.

It was noted that this was the same applicant as in above Item #4. d. No Motion was made or vote taken for this Item.

- f. 4827 W. Oakwood Ave: (Discussion and Possible Action) (Thomas Jacobellis and Won Cho). Preliminary Parcel Map for a Small Lot Subdivision. Demo a Single-Family Residence to construct a 4-Unit SLS. AA-2017-5342-PMLA-SL, ENV-2017-5343-CE

Copies of project documents were distributed. Owner’s representative King Woods said the units each would be around 2,200 square feet. A Parcel Map was filed last year. He said “we’re not asking for any additional entitlements.” Architect Mr. Cho and Developer Kenneth Ree displayed renderings and also presented. There would be a 15-foot setback from the street, as with other buildings in the block. The exterior color would be “nothing flashy.” Mr. Woods indicated that they have not yet done outreach because they first are gathering community input. They expect a Hearing to be “in three to four months.” Mr. Ree stated that “my neighbor is a two-story duplex . . . the neighborhood is changing” and

“all the patio doors will be eight feet.” Mr. Kirkham noted that “there are still neighbors that can be reached out to.” Mr. Woods said “the MND has not been completed as of yet.”

MOTION (by Mr. Farha, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for a Preliminary Parcel Map for a Small Lot Subdivision at 4827 W. Oakwood Ave. pending new information to be presented to the Committee.

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

6. COMMITTEE MEMBER REPORTS (Discussion and Possible Action)

Ms. Moser reported that the Wilshire Country Club will host an LPGA golfing event [April 19-22]; Beverly Blvd. will be closed.

a. Possible agenda items for upcoming meeting:

5730 W. Melrose Ave: (Discussion and Possible Action) (Lee Rabun). Application for a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption. ZA-2017-5145-CUB, Env-2017-5146-CE.

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.

b. Next meeting, February 27, 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 **ADJOURNED** the Meeting with no opposition at 9:21 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>.