



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

1. WELCOMING REMARKS

a. Call to order (Caroline Labiner Moser)

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, February 27, 2018, at Hope Lutheran Church, 6720 Melrose Ave. Chairwoman Caroline Moser called the meeting to order at 6:42 p.m.

b. Roll Call (Max Kirkham)

The Secretary called the roll. Nine of the 12 Committee Members were present at the Roll Call: Rory Cunningham, Philip Farha, Mike Genewick, Karen Gilman, Dick Herman, Joseph Hoffman, Max Kirkham (Secretary), Caroline Moser (Chair) and Julie Stromberg. Patricia Carroll arrived later. John Gresham and James Wolf were absent. New Committee Member Cathy Roberts was appointed to the Committee during below Item #3. c. 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. [To apply see www.GWNC.org.] Also attended: approximately 24 Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Lucille Saunders, President, La Brea - Willoughby Coalition, was concerned that the City’s amended Small Lot Subdivision Ordinance will be further amended by the Central Area Planning Commission.

3. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Review and adoption of November 28, 2017 Minutes and January 23, 2018 Minutes.

MOTION (by Ms. Moser, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its November 28, 2017 Meeting as written.

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

Committee Member Patricia Carroll arrived at this time (6:48), making 10 Committee Members present (the Committee quorum was seven).

MOTION (by Ms. Moser, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its January 23, 2018 Meeting as written.

MOTION PASSED by a hand vote; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Stromberg).

- b. Review of Early Planning Report for possible future action items.
Copies were distributed of and the “02/27/18 Early Planning Report Summaries for GWNC Area” were reviewed.
- c. Election of Cathy Roberts, La Brea-Hancock Stakeholder, to the committee.

MOTION (by Mr. Hoffman, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council Land Use Committee elects Cathy Roberts, La Brea-Hancock Stakeholder, to the Committee.

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

New Committee Member Cathy Roberts was Seated at this time, making 11 Committee Members present (the Committee quorum was seven).

4. OLD BUSINESS (Discussion and Possible Action)

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

- a. 947 S. Norton Ave: (Discussion and Possible Action) (Patty Yoon). 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.

Copies were distributed of a project document(s). Ms. Yoon reported that “since . . . at least the 80’s” the site has been a parking lot and that “it has a Conditional Use Permit on it already” that expired in 2008. She stated that “we have valet partners” and that “I just want to make it right.” Mr. Farha was concerned about legalizing commercial use in an R-1 zone; he wanted to know neighbors’ opinions. Gary Ichihara, Wilshire Park Association Land Use Chair, was concerned that Ms. Yoon owns “four lots that are immediately adjacent to the north . . . we want the CUP to be strictly limited to . . . 946 and 947” Norton; “not any other properties adjacent to the lot . . . we have our concerns with potential for expansion . . . anything outside of those lots is completely out of the question.” Ms. Stromberg wanted the Association to write a letter with conditions.

MOTION (by Mr. Farha, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC oppose the projects at 946 and 947 S. Norton Ave as presented until the Committee has further documentation including a letter from the Wilshire Park Association and outreach from the neighborhood.

MOTION PASSED by a hand vote with eight in favor; two opposed (Genewick and Hoffman); zero abstained.

- b. 946 S. Norton Ave: (Discussion and Possible Action) (Patty Yoon). 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.

Copies were distributed of a project document(s). See above Item #4. a.

- c. 4827 W. Oakwood Ave: (Discussion and Possible Action). (Kenneth Ree and King Woods) 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 were distributed of a project document(s). Won Cho, Architect, presented. Mr. Cho said the owner will return to the area in mid-March and wants to present after that. Ms. Moser and Mr. Kirkham noted that, on January 23rd, the Committee opposed the project as presented “pending new information.” Ms. Moser encouraged Mr. Cho to use materials more like surrounding homes. Mr. Kirkham requested the design to reflect surrounding “styles.” 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. 5730 W. Melrose Ave: (Discussion and Possible Action) (Lee Rabun). Application for a Conditional Use Permit to allow the continued sale and dispensing if a full line of alcoholic beverages for on-site consumption. ZA-2017-5145-CUB, Env-2017-5146-CE.

Copies were distributed of a project document(s). Mr. Rabun introduced Designer Larry Frabreze and Felipo. They again are requesting to renew a Type 47 License for Osteria Mamma Restaurant at the southeast corner at Lucerne in the LAPD Wilshire Division. Mr. Rabun said “it is very high-end.” The square footage is 2,030 feet and “it has an attached patio” with 10 seats; 94 is the capacity. Operating hours are Sundays - Thursdays 11:00 a.m. – 10:00 p.m. and Fridays and Saturdays 11:00 a.m. – 12:00 midnight. He stated that “people go there to eat, not drink . . . there’s no complaints from the neighborhood” or from the City. They have a March 24th Hearing.

MOTION (by Mr. Farha, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the renewal of the Conditional Use Permit at 5730 W. Melrose Ave., to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, as presented.

DISCUSSION: Mr. Rabun stated that “on the site there are 15 lined parking spaces . . . we can get up to 25-30 cars on the site.”

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

- b. 5353 W. 3rd Street: (Discussion and Possible Action) (Lev Stark). Plan approval pursuant to Condition No. 33 of Case No. ZA-1997-0785-CUZ-PA10 (Letter of Correction) to demonstrate compliance with conditions and to increase the time between request plan approval from 3 years to 5 years. ZA-1997-0785-CUZ-PA11.

Copies were distributed of a project document(s). Hebrew Academy Director Lev Stark presented and stated that “this will be our 11th . . . renewal . . . we’re not asking for any changes . . . except . . . we’re asking to move from a three-year to a five-year renewal.” The Academy has been there since 1958. He described uses of the site within limits and that they will continue to annually meet with the Homeowners Association and the Police. “We haven’t had a complaint within the last 2 ½ years.”

MOTION (by Mr. Hoffman, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application at 5353 W. 3rd St. for a Plan approval pursuant to Condition No. 33 of Case No. ZA-1997-0785-CUZ-PA10 (Letter of Correction) to demonstrate compliance with conditions and to increase the time between request plan approvals from three years to five years, as presented.

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

- c. 706 N. Citrus Ave: (Discussion and Possible Action) (Christine Rivera). Requesting a Plan Approval for the continued sale and dispensing of a full line of alcoholic beverages in conjunction with a 2,098 sq. ft. restaurant with 85 seats and hours of operation from 10 am-1 am, Sunday through Thursday and 9 am -1 am Friday and Saturday. ZA-2013-566-CUB-PA1, ENV-2018-68-CE.

Copies were distributed of a project document(s). Ms. Rivera presented, saying there would be “no change in the number of seating or square footage.” They want to extend their closing hour to 1:00 a.m., seven days a week. “We are currently reaching out to the neighborhood . . . the site will continue to have valet parking.” She described surrounding commercial uses, including restaurants. The interior is 1,476 square feet; the exterior is 662 square feet. Assistant Elizabeth Opthola indicated that nearby restaurants are open until 1:00 a.m. Mr. Farha reported that the neighbors like the restaurant and that “it hasn’t had a huge impact on parking . . . they close at 10:30 . . . they’re not changing the concept; it’s still an upscale sushi restaurant . . . there’s not a push to have outdoor seating . . . no, they don’t” play music. They have a May 1st Hearing.

MOTION (by Mr. Hoffman, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application at 706 N. Citrus Ave. requesting a Plan Approval for the continued sale and dispensing of a full line of alcoholic beverages in conjunction with a 2,098 sq. ft. restaurant with 85 seats and hours of operation from 10 am-1 am, Sunday through Thursday and 9 am -1 am Friday and Saturday, as presented.

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

- d. 3323 W. Olympic Blvd. & 975-987 S. Manhattan Pl.: (Discussion and Possible Action) (Kevin Reed and Dominic Hong). 7-story residential building w/ 95 apartments, 2 levels of subterranean parking w/ 162 parking stalls. Total gross building square footage = 123,445 sq. ft. Building height 95’ CPC-2018-656-DB-SPR, ENV-2018-657-EAF. Density Bonus Review. The Manhattan Project I.

Copies were distributed of a project document(s). Mr. Reed, of Bastion Development, presented about the project at Western Ave. The “west site” would be 28,000 square feet in an R-4 and a “small sliver” of C-2 zone; the structure was demolished. The west site would have 95 units, including eight very-low-income. The “east site” would be 36,000 square feet in a C-2, R-3 and R-4 zone, and has a 1961 medical office building. He said “the City should’ve taken care of this a long time ago” regarding revising the zoning and that City Councilmember David Ryu agrees that “this is the best use of the property.” Mr. Reed said he is “not processing it under TOC.” Ms. Moser and Mr. Farha were concerned that the height may not be “compatible” with the neighborhood. Mr. Reed stated that “we’ve . . . spoken with neighbors . . . they said ‘that’s good; we really don’t care.’” He claimed that Renee Weitzer, then-Chief of Staff for then-L.A. City District Four Councilman Tom LaBonge, “reviewed this project at the very beginning” in the 1990’s and that she encouraged “going forward.” Mr. Reed said “we’re trying to provide larger units . . . we have a lot of two and three-bedroom units.” Two-bedroom units would be 1,400 square feet; three-bedroom units would be 1,700 square feet. Stakeholder Robbie O’Donnell said “there aren’t any 80-foot buildings” in that area; “it’s a 90-foot building in a 45-foot zone.” Tom Smith, of the Country Club Park Neighborhood Association, said “we haven’t seen any of this yet” and requested the Committee to Table this Item. Mr. Reed noted that “the area behind us is zoned R-3, R-4 . . . we are consistent with the General Plan.” [See Wilshire Community Plan at <https://planning.lacity.org/complan/pdf/wilcptxt.pdf>.] Resident Elspeth Kuang said her home “is 1911”; her block has individual homes and some condominiums. She was concerned about density and traffic. Resident Frances McFall was concerned that the

project would “set a precedent from 45 feet to 95 feet [in height] . . . we’ve been here for many years . . . it’s . . . entirely too high.” Mr. Reed clarified that “the east site is a mixed-use building . . . it would probably break out to two or three tenants . . . we only have 125 feet of frontage” on Olympic; “we did do a shade shadow study . . . we did do a traffic study.” He described the results; Ms. Moser requested more information. Mr. Reed said “right now these are rentals.” He and representative Brian Poliquin described “quality architecture” and facades. Ms. Moser wanted more outreach done.

MOTION (by Mr. Cunningham, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 3323 W. Olympic Blvd. & 975-987 S. Manhattan Pl., for a seven-story residential building with 95 apartments, two levels of subterranean parking with 162 parking stalls, total gross building square footage = 123,445 sq. ft. and building height 95 feet, until the Committee has more information.

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

- e. 3323 W. Olympic Blvd & 970-996 S. Manhattan Place: (Discussion and Possible Action) (Kevin Reed and Dominic Hong). 7-story mixed use building w/ 114 apartments and 3,550 sq. ft. of retail (hours of operation 9am to 9 pm) fronting Olympic Blvd., with 2 levels of subterranean parking w/ 216 parking stalls. Total gross building square footage = 159,186 sq. ft. Building height 95’ CPC-2018-617-DB-SPR, ENV-2018-618-EAF. Density Bonus Site Plan Review. The Manhattan Project II.

Copies were distributed of a project document(s). See above Item #5. d.

- f. 5115 W. Wilshire Blvd.: (Discussion and Possible Action) (Ariel Gutierrez & Jay Kwon). Conditional Use Permit to allow the continued operation and maintenance of an existing 4485 sq. ft. restaurant with on-site sales and consumption of beer and wine. 114 indoor dining seats and 24 outdoor patio dining seats. CUB: Hours of operation and alcohol sales from 11 am to 11 pm daily. ZA-2018-540-CUB, ENV-2018-541-CE.

Ms. Stromberg and Mr. Hoffman noted that this is Genwa, a long-time upscale Korean barbeque also in Beverly Hills. Ms. Roberts said “it’s very well-liked.” No presenters were present.

MOTION (by Mr. Kirkham, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 5115 W. Wilshire Blvd. for a Conditional Use Permit to allow the continued operation and maintenance of an existing 4485 sq. ft. restaurant with on-site sales and consumption of beer and wine, as there was no presentation at this meeting.

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

- g. 7051-7059 Willoughby Ave: (Discussion and Possible Action) (Karen Gilman). Pursuant to 12.24w.40, a conditional use permit to allow a tenant improvement to change the use from light manufacturing to coffee manufacturing and production with a cafe serving the public in the mr1-1 zone. Applicant: Company: SIGHTGLASS, Representative: Michael Gonzales, Company: Gonzales Law Group APC. ZA-2017-1968-CU, ENV-2017-1969-CE. THIS ITEM IS NOT IN GWNC AND WAS REQUESTED BY Karen Gilman and Lucile Saunders.

Ms. Saunders described the project as “an 11,000 renovation.” She noted that area parking lots are “disappearing” and said that “they’ve not outreached to the neighborhood.” Mr. Farha

reported that some residents are in favor of this use rather than homeless encampments or a plating business. No Motion was made or vote taken.

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

- a. Possible agenda items for upcoming meeting: GWNC Protocols, The Brown Act (Discussion and Possible Action) (Caroline Labiner-Moser) 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.

Susan Hunter, as an individual, reported that per Committee request she submitted a Historic Monument Status application for the 5212 W. Melrose Ave. bungalows and outreached to Councilman Ryu’s Office. The structures were built in 1921-22. She noted other historic buildings by the same architect. She stated that “repairs have not been done; there’s been no response from the developer” regarding the property. The Committee will again Agendize this. No Motion was made or vote taken.

Ms. Moser distributed “Proposed . . . [Land Use Committee] Guidelines.” Mr. Hoffman reported that the project at 836 N. McCadden Pl., for demolition of an existing single family residence and construction of four small lot homes, will have a March 14th Hearing; the Committee and Board had opposed it, but it “looks like they’re going forward.”

- b. Next meeting, March 27, 2018 at 6:30 pm.
The above was noted.

7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

The Committee will Agendize the 5784 W. Melrose 7-Eleven. Ms. Moser reminded not to chat online about projects that have been proposed. Ms. Stromberg reminded about the Town Hall Meeting on crime before the next Board Meeting on March 14th and the Green Fair on Saturday, March 24th.

8. ADJOURNMENT

Ms. Moser declared and the Committee agreed to **ADJOURN** the Meeting at 8:52 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>.