



Greater Wilshire Neighborhood Council
Land Use Committee Meeting April 24, 2018
[Approved by the Committee on May 22, 2018](#)

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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, April 24, 2018, at Marlborough School, Collins Room – D200, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chairwoman Caroline Moser called the meeting to order at 6:34 p.m.

b. Roll Call (Secretary - Max Kirkham)

The Secretary called the roll. Seven of the 13 Committee Members were present at the Roll Call: Rory Cunningham, Karen Gilman, Dick Herman, Joseph Hoffman, Max Kirkham (Secretary), Caroline Moser (Chair) and Cathy Roberts. Mike Genewick and John Gresham arrived later. Four Committee Members were absent: Patricia Carroll, Philip Farha, Julie Stromberg and James Wolf. 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 to become a Member, see www.GreaterWilshire.org]. Also attended: 31 Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Information was distributed and resident John Rissier was concerned about the “Jane Club, a business, attempting to open at 236 [S.] Larchmont. [Blvd.]”

Committee Members Mike Genewick and John Gresham arrived at this time (6:36), making nine Committee Members present (the Committee quorum was seven).

John Rissier continued that “many of these activities violate” City Codes, the numbers of which he read aloud, regarding “home-based occupations” such as “beautician / massage therapist” that are “prohibited.” The home between Second and Third Streets is in what the Committee confirmed as an R-1 zone. He indicated that the owner occupies and runs the business. The Committee agreed to Agendize this and will invite the Owner/Proprietor to present. Warren Rissier stated that “a number of complaints have been filed” with the L.A. Dept. of Building and Safety. The business had been advertising and has sold memberships; “they are now operating.” A next-door neighbor was concerned that this kind of use in a residential zone could become a precedent.

3. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Review and adoption of March 27, 2018 Minutes.

The following corrections were requested: page one, Item #1. b.: Cathy Roberts was present; John Gresham was not. [Also, there were 13, not 12, Committee Members].

MOTION (by Mr. Kirkham, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its March 27, 2018 Meeting as corrected.

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

- b. Review of Early Planning Report for possible future action items.
Copies were distributed of and the “04/24/18 MARCH/APRIL Early Planning Report Summaries for GWNC Area” were reviewed. It was agreed to invite a representative(s) of the 870 Gramercy Dr. project to present to the Committee

4. Old Business (Discussion and Possible Action)

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

- a. 4827 W. Oakwood Ave: (Discussion and Possible Action) (Kenneth Ree, Won Cho 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 signed petition.

MOTION (by Mr. Hoffman, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Parcel Map application for a subdivision at 4827 W. Oakwood Ave.

MOTION PASSED unanimously by a hand vote.

5. NEW BUSINESS (Discussion and Possible Action)

- a. 4817 W. Elmwood Ave: (Discussion and Possible Action) (Jack Moses). Construction of 2 new duplex buildings, each with an enclosed an enclosed 2 car garage. The front building will be set back 15-feet in lieu of the required 30-foot setback established through building line ordinance # 46358, to allow a driveway for the 4 garages. ZA-2018-1173-ZAA, ENV-2018-1174-CE.

[This Agenda Item was addressed after Item #5. e.] Copies were distributed of a project document(s). Architect Mr. Moses showed slides regarding the rental project between Wilton and Gramercy. He stated that “we’re in an R-3 zoning area . . . there’s no “Q” conditions.” He described nearby buildings that do not meet Code and that 1995 and 2017 buildings each have 15-foot front yard setbacks; “that’s the only Variance that we’re asking for.” There are apartment buildings behind it. Buildings across the street “are way more massive” and there is an 88-unit building two blocks away from Maplewood to Clinton. All units would be three-bedrooms with laundry and the kitchen on the second floor. He said “it’s going to be a light tan color” and “there will be” landscaping. He stated that “we’ve done that” regarding giving notice to neighbors within 100 feet; a 500-foot notice is

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not required “because of the type of Variance.” There is no Hearing date yet. The Committee requested that more outreach be done and neighbors’ responses be gotten.

MOTION (by Mr. Genewick, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project at 4817 W. Elmwood Ave. as presented.

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

- b. 4653, 4653 ½, 4655, 4657 Beverly Blvd: (Discussion and Possible Action) (Tari Kuvhenguhwa, Eddie Navarrette). A CUB to allow for sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,322 sq. ft. restaurant with 48 indoor seats and with hours of operation from 8:00 am to 1:00am daily. ZA-2018-1943 CUB, ENV-2018-1944-CE

Copies were distributed of a project document(s). Stakeholder Liz Fuller explained that the restaurant is named Gonjiam and that, a few years ago, the Committee approved their renewal. “There were numbers of Vice complaints” and “numerous complaints from the apartments next door.”

MOTION (by Mr. Gresham, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application at 4653, 4653 ½, 4655, 4657 Beverly Blvd. for a CUB to allow for sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,322 sq. ft. restaurant with 48 indoor seats and with hours of operation from 8:00 a.m. to 1:00 a.m. daily.

MOTION PASSED unanimously by a hand vote.

- c. Brookside Proposed Zone Change: (Discussion and Possible Action) (Samantha Karim). Neighborhood support for a single R1 variation zone (R1-V3-RG) vs. the PLUM committee recommendation for two (R1-V3-RG and R1-R3-RG). Council File 16-1470-S2.

Copies were distributed of a map and a letter to the Committee from resident Jan Wieringa supporting the split zone ordinance. Resident Ms. Karim said “we don’t feel there’s been effective outreach”; she said that she had only two days before the Hearing to collect feedback. She explained that some residents were concerned about mansionsization; restrictions on property use; loss of green space; and loss of privacy. Mr. Hoffman noted that “they supplied copies of 69 letters.” The zone split apparently was made in late 2017 around holidays time; part of it went from R1-R3 to R1-V3. Resident Heather MacPherson said “this affects 218 homes” and that she would accept the zone change if the neighborhood wanted it; however, she believed that the City did not outreach about it. Resident Rosanne Krikorian said that neighbors’ main concern was that young families wanting to add a second story to their homes would lose back yard space; also, there would be a loss of light and privacy in neighbors’ back yards. Resident Danielle Prowizor

Deleted: [CM/MK/JH CLARIFY: AS I MENTIONED TO MAX DURING THE MEETING, IT OFTEN WAS DIFFICULT TO KNOW WHICH SIDE COMMENTS/ARGUMENTS WERE SUPPORTING. PLEASE CAREFULLY REVIEW AND SCRUTINIZE THE COMMENTS FOR ACCURACY AND CLARITY. OF COURSE, IT IS NOT NECESSARY TO INCLUDE ALL COMMENTS; I INCLUDED A LOT IN THIS DRAFT BECAUSE IT IS EASIER TO EDIT DOWN (DELETE) THAN EDIT UP (ADD); AN UNCLEAR COMMENT(S) CAN BE DELETED FROM THE DRAFT MINUTES. IT IS BETTER TO LEAVE OUT AN UNCLEAR COMMENT(S) THAN TO RISK OFFENDING.]

reported that the neighborhood was “50/50” on the proposal. She believed the proposal to be “rather sound and measured” and that housing demand still will cause property values to keep increasing. She noted that the City Planning Commission and City Planning and Land Use Management Committee both unanimously passed the change. Resident Steven Schmidt supported the change, saying “there were plenty of meetings” of the Brookside Homeowners Association. Resident Amanda Burton stated that “there’s been quite a bit of outreach from the neighborhood” around December [2017], including from the City; “I’ve been going to meetings about it since November . . . I feel it was very well spelled out to me.” Resident Randy Haberkamp stated that “we’ve had many meetings . . . I think this compromise plan is moderation.”

Resident Hanne Mintz stated that “all the meetings [were] . . . [and] public comment was open until January 10th.” Taylor Louden, Miracle Mile HPOZ Architect, supported the [split zone](#), saying he has “a pile of emails in support of this . . . City Planning officials did perform a multi-month study . . . it was very well-attended.” It “is consistent with HPOZ guidelines . . . 90% of [Brookside homes] were built in the 20’s”; tear-downs have focused on the one-story homes. He read aloud an email from Emily Levin in which she described intensive outreach regarding the expiration of the Interim Control Ordinance (ICO). Bailey Chin preferred the [V3 zoning](#). Jason Boswell supported [v3 and](#) to “do whatever I want with my property”; Lisa Boswell agreed. Matthew Leske didn’t know of the change “until February . . . it should be a united Brookside.” Katherine Lewis was “in favor of V3” and believed that City Councilmember David Ryu is ready to move forward with whatever the neighborhood wants. She said that “100% of the people” they contacted “did not know about this . . . we’re following their [City Council District Four] orders.” Julian Capata stated that “I support one zone.” Brent Gold believed there were “unending attempts by some . . . to redo the zoning” and that “meetings . . . did not address why they were doing this . . . our original 60-year-old zoning was working beautifully . . . we have no character in Brookside . . . there’s 20 different designs and revivals . . . the last two years it’s been politicized.” He said that “there were never more than 20 people at any of those meetings . . . 90% of [residents] have no clue what’s happening.” Ms. Krikorian added that “there were two meetings called by the Planning Dept. . . . one . . . in November and one in December.” She reported that November meeting attendees “unanimously voted to adopt the V3 zoning,” while at the December 19th meeting “the majority was for R3.” She said “the Planning Dept. . . . did not hold a meeting.” Stakeholders agreed that the R3 area included approximately 6,000-8,000 square foot [lots](#), while the V3 area included approximately 7,000-10,000 square foot [lots](#). The ICO expires June 1st.

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MOTION (by Ms. Gilman, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support a unified R1-V3-RG special zoning for the Brookside neighborhood.

DISCUSSION: Ms. Roberts stated that “there was a lot of communication . . . we had plenty of meetings in our neighborhood.” Mr. Cunningham reported that “I went to two workshops on this”; he believed that long-term residents should have known about the workshops. Mr. Hoffman noted the possibility of people not receiving City communications and that “communications between different factions of the neighborhood

is fraught.” Ms. Moser believed that “the communication probably was terrible” and that “the neighbors seem to want to support . . . the V3.” Mr. Kirkham noted that the next GWNC Board Meeting will be May 9th; Ms. Moser added that it will be at the Ebell Theatre.

MOTION FAILED by a hand vote with four in favor; four opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes).

Ms. Moser urged Stakeholders to attend the Board meeting; Committee Members encouraged sending suggested Motions for Agendizing consideration to Info@GreaterWilshire.org.

d. Greater Wilshire NC area Equitable Housing Summary: (Discussion and Possible Action) (Joe Hoffman)

Mr. Hoffman encouraged reading the Summary. No Motion was made or vote taken.

e. 856-870 S. Gramercy Drive: (Discussion and Possible Action) (Joseph Mayberg, Daniel Ahadian). Demo 3 single family residences and a small child care to construct a 6-story, 53-unit multi-family project over 1-level of subterranean parking. Request 3 TOC incentives. 1) To allow a height increase of 22’ from 45’ to 67’ with the 6th floor stepped back from street frontages. 2) to allow 2-yard reductions of 30% to the northerly and southerly side yards from the 9’ required to 6.3’. 3) to allow a rear yard reduction of 30% from 15’ to 10.5%. 47 market rate and 6 ELI units. DIR-2018-1626-TOC, ENV-2018-1627-CE

Harry Cho, LAPD Olympic Division Senior Lead Officer (office 213-382-9102; mobile/text phone 213-793-0649; 33817@LAPD.LACity.org; http://www.LAPDonline.org/olympic_community_police_station), explained that he wants to discuss with the owner safety measures such as lighting and cameras. No Motion was made or vote taken.

f. Land Use Committee Protocols (Discussion and Possible Action) (Caroline Labiner-Moser)

Copies were distributed of “Proposed GWNC Land Use Committee Guidelines.” There was discussion of Guidelines uses, including how to explain “outreach” to developers. No Motion was made or vote taken.

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

a. Possible agenda items for upcoming meeting:

- i. 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.

- ii. 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.
- iii. 5784 Melrose Ave: 7-Eleven Store (Discussion and Possible Action) (Adan Madrid). Requesting to contact us at a later date.
- iv. Wilshire Center Koreatown Neighborhood Council/Proposed Wilshire Center Bangladesh Neighborhood Council: (Information only) Possible impact on GWNC.

Mr. Kirkham reported regarding sober living homes that Carthay Square Stakeholders asked if the GWNC would support their letter. Mr. Hoffman reminded that the GWNC could issue a Community Impact Statement. No Motion was made or vote taken.

- b. Next meeting, May 22, 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 and the Committee agreed to **ADJOURN** the Meeting at 9:14 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://greaterwilshire.org/land-use-committee-agendas-minutes>.