



Greater Wilshire Neighborhood Council Land Use Committee
January 27, 2015
MINUTES

1. WELCOMING REMARKS

A. Call to order (James Wolf)

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, January 27, 2015, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:38 p.m.

B. Roll call (Barbara Savage)

Secretary Barbara Savage called the roll. Ten of the 17 Committee Members were present at the Roll Call: Mike Genewick, Dick Herman, Joseph Hoffman, John Kaliski, Jeff McManus, Caroline Moser, Barbara Savage, Julie Stromberg, Greg Wittmann and James Wolf. Seven Committee Members were absent: Alan Bernstein, Patricia Carroll, Ann Eggleston, Karen Gilman, John Gresham, Patty Lombard and Dorian Shapiro. The GWNC Land Use Committee quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) is nine, so the Committee could take such votes. Also attending: 23 Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no comments at this time.

3. ADMINISTRATIVE ITEMS (Discussion and Action)

A. Review and adoption of November 25, 2014 minutes

MOTION (by Mr. Genewick, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its November 25, 2015 Meeting as written.

MOTION PASSED with no objection.

Copies of the “Early Planning Report Summaries for GWNC Area” were distributed and reviewed. Mr. Kaliski requested and GWNC Administrative Consultant Elizabeth Fuller agreed to research the 963 S. Wilton project.

4. OLD BUSINESS (Discussion and Possible Action)

A. Review, discussion and possible on LaBrea Bakery CUB conditions, 460-468 S. La Brea (Bill Funderburk)

With the previously approved CUB going into effect soon, neighbors are concerned that the restaurant may be violating parking conditions agreed to in the CUB...and are also

concerned that conditions regarding the maintenance of sidewalks adjacent to the business be adhered to as previously agreed.

[This Agenda Item was addressed after Item #5. I.] Ms. Savage read aloud a letter about the property from the GWNC's La Brea-Hancock (Area 6) Director, Bill Funderburk. There was discussion of previous property uses and that the property owners have been unresponsive and/or non-compliant. Ms. Fuller reminded that the GWNC supported and the City approved the project. Mr. Kaliski observed that it is now an enforcement issue. No Motion was made or vote taken.

[Ms. Stromberg recused herself and left the room because she is affiliated with a law firm that handles this client.]

- B. Discussion of and possible action on neighborhood complaints regarding noise and traffic at Yeshiva Rav Isacsohn/Torath Emeth, 7002 W. Clinton & 555 N. La Brea (Katie Levine) In 2010, based largely on neighbors' complaints about noise, traffic and parking issues at the school (some in apparent violation of current CUPs), the GWNC voted to oppose an application for a new classroom building at the facility. The building as presented was never built, however, and in 2013 revised plans were submitted that greatly scaled down the project and addressed many of GWNC's original concerns regarding the architecture. At that time, despite efforts to contact neighbors, no one lodged any new complaints, and GWNC voted to support the new application. Recently, however, new complaints have been received, regarding the same types of traffic, noise and parking issues heard in 2010.

The property is on the southeast corner of Clinton and La Brea. Stakeholder Ms. Levine was concerned that the Menlo Family building has "the kids playing in the parking lot," causing much noise "throughout the entire neighborhood." Attorney David Thompson of Latham and Watkins, representing the School, said "the intent is to move the children into the building." He indicated that another facility is being constructed and "they've already removed some of the children." Ms. Levine asked whether other abatement efforts could be made, such as adding sound baffling materials to the area. Mr. Thompson "will talk with them" about noise "remediation." No Motion was made or vote taken.

- C. Update and possible action on plans for 162-unit, 7-story apartment complex at 700 S. Manhattan (Jared Sopko)
Project was last presented in November. Committee Members expressed concerns about the building's Western Ave. façade (dark colors, too much focus on parking entrance and not enough on pedestrian engagement and landscaping, etc.), while neighbors requested more step-downs on the Manhattan Pl. side, to mitigate effects of increased height and density on the neighborhood.

No representative was present and there was no presentation.

- D. Update and possible action on plans for development of 5 condominiums at 4806 W. Elmwood (Ronald Liu, Darrell Cheng, Alex Ma)
GWNC has voted twice, at the Land Use Committee's recommendation, to oppose the project as previously presented, based on concerns about neighborhood context, quality of design, lack of outdoor space, and other elements.

Mr. Liu, Mr. Cheng and Mr. Ma described design revisions. They are requesting a Tentative Tract Map. The building is part subterranean and part above-ground. Ten

parking spaces are required; 12 are provided. The lot is around 41 feet by 15 1/2 feet. There was extensive discussion of design elements.

MOTION (by Mr. Kaliski, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the development of five condominiums at 4806 W. Elmwood.

MOTION PASSED unanimously by a hand vote.

- E. Update, discussion and possible action on the development of a parking lot into 22 townhouse units over subterranean parking at 612 Norton and 4055 Wilshire Blvd. (Jared Sopko)
Applicant first presented project to the Committee in November; working with the Park Mile Design Review Board on further modifications.

No representative was present and there was no presentation.

5. NEW BUSINESS (Discussion and Possible Action)

- A. Initial presentation, discussion and possible action on application for a new development project at 5016 Rosewood Ave. (Sam Trude)

Representative Kurt Gibbs displayed a rendering and site plan. They are not asking for any special privileges. The lot is 135 feet by 50 feet and three stories tall, set back at the top, between Melrose and Beverly in an RD3-1 zone. Mr. Gibbs said that the zoning allows four units. This project is allowed a 45-foot height, but would only be 40 feet high. He also said he met with Charles D'Atri, President, Larchmont Village Neighborhood Association, who requested a less "contemporary" design, more in keeping with existing neighborhood architecture. A mezzanine is above the living room; the bedroom is in the middle and the garage on the bottom. West of this project is a 45-foot tall apartment building. A single-family residence is there now. They will present again at the next Meeting. No Motion was made or vote taken.

- B. Initial presentation, discussion and possible action on application for a CUB renewal at The Larchmont restaurant, 5750 W. Melrose Ave. (Art Rodriguez)
Applicant is seeking a standard renewal; no additional privileges.

New CUB renewal application copies were distributed. Mr. Rodriguez, who filed for the CUB, presented. The 2,260 square-foot restaurant at Lucerne has existed since 2005. The CUB Type 47 renewal would continue full-line alcohol sales; he said there have been no complaints to the Police. They are asking to be open to midnight instead of the current 11:00 p.m. They noted that a nearby beer and wine-licensed business is open until 2:00 a.m. Single-family residences are to the south; behind is a small strip mall. Another restaurant representative said all neighbors support the application and that customers requested that they stay open later. The renewal is due May 15th. Committee members noted that the current application draft lists a closing time of 11 p.m. on Sundays, and requested that the applicants revise this to be consistent with their 12 a.m. request. Committee members also requested that the applicants seek documented support from their nearest residential neighbors. Applicants will return when those items have been addressed. No Motion was made or vote taken.

- C. Initial presentation, discussion and possible action on an application for Historic Cultural Monument status for the Wilshire Professional Building, 3875 Wilshire Blvd. (Rory Cunningham)

[*This Agenda Item was addressed after Item #5. J.*] Mr. Cunningham, a member of the Art Deco Society of Los Angeles, presented. He described features and Building history as the first non-hospital medical facility in Los Angeles. Built in 1929 at Wilshire and St. Andrews, the Building currently is used for medical services and other business. The owner of this Building is “not objecting” to the Monument status request. Mr. Genewick noted and it was agreed that this Building is just outside the GWNC boundary. No Motion was made or vote taken.

Committee Members Caroline Moser and Julie Stromberg recused themselves and left the room at this time because they both are on the Board of the Ebell of Los Angeles; this left eight Committee Members present, one short of the Committee quorum of nine.

- D. Initial presentation, discussion and possible action on an application for a CUB for full-line liquor service (with later closing time) at the Ebell of Los Angeles, 743 S. Lucerne Blvd. (Andrew Jorgensen)

Club had a previous license that was allowed to expire. New application seeks to restore the previous privileges, with the addition of a later closing time.

Representative Elizabeth Peterson presented. The application was for “the Ebell Club of Los Angeles” which currently may serve from 7:30 a.m. – midnight; they are requesting to change to 9:00 a.m. - 1:00 a.m. The Ebell’s extensive community service was noted. She said “they cannot survive . . . without having events in the facility . . . that include alcohol . . . other than that no change” is requested. No one at this Meeting objected to the application, however, no Motion was made or vote taken because there was not a quorum. Mr. Kaliski and Mr. Hoffman (who lives in the adjacent Windsor Village neighborhood) requested that the Ebell seek documented support of the Windsor Village Association. Mr. Hoffman noted that the Ebell hosts one to four events per week. Ms. Peterson stated that there will be “no change in the mode and character of events.” Mr. Kaliski and Mr. Hoffman expressed concerns with late night noise and traffic, which could increase with later hours.

Committee Members Caroline Moser and Julie Stromberg returned to the room at this time; making ten Committee Members present (the Committee quorum is nine).

- E. Initial presentation, discussion and possible action on an application for a CUB to allow sales of beer and wine at the Verneti (formerly Girasole) Restaurant at 225 N. Larchmont Blvd. (Heather Boylston)

Applicants are seeking a license to sell beer and wine for on-site consumption only, with service from 7 a.m. to 11 p.m. daily.

Ms. Boylston said “we have no intention of serving alcohol for breakfast . . . we do not yet have a Hearing date . . . we’re currently in the midst of renovations . . . to be open in early March.” She said customers have asked “why don’t you have a beer and wine license?” such as the nearby Prado and Louise’s have. She displayed renderings and said “we will not encroach beyond our property line.” Ms. Boylston also noted that the restaurant is in the process of expanding into a neighboring storefront, but is complying with local [Q]

conditions regarding total restaurant footage by using the new space for retail sales and bathrooms only.

MOTION (by Mr. Genewick, seconded by Ms. Stromberg): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the CUB application to allow sales of beer and wine at the Verneti (formerly Girasole) Restaurant at 225 N. Larchmont Blvd.

MOTION PASSED unanimously by a hand vote.

F. Discussion and possible action on City hiring of outside counsel for Land Use and CEQA cases

Some Stakeholders have expressed concerns regarding this practice by the City. Recent communications addressing the subject, from both the Homeowners of Encino and the City Attorney's office, will be reviewed.

Ms. Fuller relayed from Committee Member Karen Gilman that a number of Neighborhood Councils have been considering this. Mr. Wolf requested and it was agreed to TABLE this Item.

G. Initial presentation and possible action on plans to build 6,000 square feet of retail space at 101 N. La Brea (Matthew Wister)

This property is just across the western border from the GWNC area, but is of interest because it affects the character of the surrounding neighborhood.

Ms. Fuller said the applicants have not responded yet to our queries about project details. It was noted that this project is just outside the GWNC boundary in the Mid City West Community Council area. No Motion was made or vote taken.

H. Initial presentation, discussion and possible action on the installation of a wireless telecommunications facility atop an apartment building at 407 S. Gramercy (Mark Berline)
Verizon proposes to install 12 panel antennas and a microwave dish behind screens, along with 4 equipment cabinets on a steel platform, on the roof of a 1920s brick apartment building. Equipment will be visible over the building parapet from the street.

Ms. Fuller indicated that the representative has not responded to our queries for project details. No Motion was made or vote taken.

I. Initial presentation of 801-813 Hudson Requesting a density bonus (Michael Cohanad)

Ms. Savage indicated that the representative has not responded to our requests for project details. No Motion was made or vote taken.

J. Initial presentation, discussion and possible action on an application for a CUB renewal and parking variance for the Xiomara restaurant at 6101 Melrose (Brett Engstrom)

Applicant is requesting continued sale of a full line of alcoholic beverages for on-site consumption, from 8 a.m.- 2 a.m. daily (current hours are 11 a.m. to 2 a.m.), along with a variance to continue to allow the required parking to be provided off site within 750 feet, secured via lease agreement in lieu of a covenant. Also limited live entertainment (single guitarist).

Copies were distributed of the renewal application. Twenty-five parking spaces would be provided; valet parking would be shared with another restaurant. Xiomara has been open 11:00 a.m. – 2 a.m.; they are applying to be open from 8:00 a.m. – 2:00 a.m. seven days a week. They would redesign: instead of the current 2,260 square feet seating 115 it would be 2,814 square feet seating fifty. There was some discussion of the cumulative effects of liquor licenses in the area. Committee members requested that the application be revised to reflect the exact hours currently being requested (currently the application says “11 a.m.-2:00 a.m.” instead of “8:00 a.m.-2:00 a.m.”) No Motion was made or vote taken.

6. COMMITTEE MEMBER REPORTS (including discussion and possible action items, if listed)

A. Transportation Committee Liaison Report (Stromberg)

Update on transportation issues GWNC is monitoring, as well as next TC meeting info.

Ms. Stromberg reported that January 9th the City Bureau of Street Services made street repairs, including at Cahuenga and Clinton, and on Lucerne, Tenth, Larchmont, Fourth and more. Some repairs may involve water issues that the DWP may take two to four years to address. The next Committee Meeting will be here February 2nd and discuss the City’s General Plan Transportation Mobility Element.

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

A. Possible agenda items for upcoming meetings

- Application for a Change of Use to convert the old Scottish Rite Temple to a private, non-profit museum at 4357 W. Wilshire Blvd. (Michael Gruber)
- Application for a CUB to allow sales of a full line of alcoholic beverages at an existing restaurant space on the 7th floor of the existing structure at 4680 W. Wilshire (Farmers Insurance building). (Michael Gonzales)
- Application to construct a 4-story, 11-unit apartment complex, with Density Bonus and two on-menu incentives at 5036 Rosewood Ave. (Frank Afari)
- Construction of a 4-story, 22-unit apartment complex with Density Bonus at 5022-5026 Rosewood Ave. (Frank Afari)
- Application for a tentative tract map to build a 5-story, 44-unit condominium building at 850 S. Crenshaw Blvd. (Camille Zeitouny)
- Application to demolish existing structures and build 169 apartments at 904-932 N. La Brea Ave. (Case No. CPC-2014-4074-GPA-ZC-ZAA-SPR) (Michael Gonzales).

Ms. Fuller reported that the City Council’s Planning and Land Use Management Committee denied the Larchmont Bungalow Appeal. There was discussion of what may now happen. Mr. Kaliski noted that 11 restaurants on Larchmont have grandfathered alcohol licenses; only 10 are allowed. If the Bungalow is allowed to have an alcohol license it would be the twelfth restaurant on Larchmont to have one. He reported that “four were cited within the last year” for being more than take-out restaurants despite their conditions. There was discussion of City responsiveness to such issues.

8. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

There were no requests at this time.

9. ADJOURNMENT

The Committee agreed to **ADJOURN** the Meeting at 8:41 p.m.

Respectfully submitted,

David Levin

Minutes Writer

The first paragraph of some Items is directly from the Agenda. Edited by GWNC.