



Greater Wilshire Neighborhood Council Land Use Committee  
February 23, 2016  
Approved by the Committee 3/22/16

**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, February 23, 2016, 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 (Philip Farha)

Secretary Philip Farha called the roll. Eight of the 13 Committee Members were present at the Roll Call: Philip Farha, Karen Gilman, John Gresham, Dick Herman, Joseph Hoffman, Jeff McManus, Caroline Moser and James Wolf. Two Committee Members arrived later: Patricia Carroll and Mike Genewick. Three Committee Members were absent: Ann Eggleston, Barbara Savage and Julie Stromberg. The GWNC Land Use Committee quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) is seven, 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 <http://www.greaterwilshire.org/site/files/GreaterWilshireApprovedReorderedBylawAmendments051712Updated102612.pdf>.] Also attending: 17 Stakeholders and guests.

**2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**

There were no public comments at this time.

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

A. Review and adoption of January 26, 2016 Minutes.

**MOTION** (by Mr. Gresham, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its January 26, 2016 Meeting as written.

**MOTION PASSED** by a voice vote; zero opposed or abstained.

B. Review of Early Planning Report for possible future agenda items.

Copies were distributed of the “02/23/16 January-February Early Planning Report Summaries for GWNC Area.” Items flagged for further investigation and possible future meeting agendas were the construction of a 34-unit apartment building at 5143 W. Maplewood, (between Van Ness and Wilton)...

*Committee Members Mike Genewick arrived (6:42) and Patti Carroll (6:43) at this time, making 10 Committee Members present (the Committee quorum is seven).*

... HCM applications for 211 S. Muirfield and 125 S. Wilton ....and a haul route application for 115 S. St. Andrews Pl.

#### **4. Old Business** (Discussion and Possible Action)

A. Discussion and possible action on the city's draft revisions to the Baseline Mansionization Ordinance. Board voted to oppose (based on first LUC recommendation that doesn't take individual neighborhoods into account) in Jan. 2016, but sent back to LUC for further review at Jan. LUC meeting (board members felt we need to convey support for progress so far, as well as more detailed discussion of specific changes proposed). At the Jan. LUC meeting, assigned subcommittee (Gilman, Moser, Wolf) to draft resolution for discussion and vote at February LUC meeting. (Note: CPC hearing moved from March to May, so still time to weigh in.)

[*The above paragraph is from the Agenda.*] Ms. Gilman distributed copies of a draft letter stating specific comments for the GWNC board to submit on the proposed BMO revisions.. Mr. Farha said he believes “it restricts the ability of” some homeowners to develop their property. He would delete section “e. Counting uncovered patios, breezeways, and balconies as floor space.” Ms. Moser disagreed, saying garages attached to the front of a house “disrupt the feeling of domesticity” in older neighborhoods. Ms. Gilman “clarified . . . the Baseline Mansionization Ordinance [BMO] has to do with R-1” zoned areas. Ms. Moser confirmed the resolution supports a Motion adopted by the City Council in May 2014.

**MOTION** (by Ms. Gilman, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the following resolution: The Greater Wilshire Neighborhood Council would like to acknowledge the progress made so far in drafting amendments to the Baseline Mansionization Ordinance. We endorse measures to reform and strengthen these ordinances. We appreciate the City Council motion by Councilmember Koretz, adopted by City Council in May, 2014 to close the loopholes.

1. We support:
  - a. Reforming and strengthening the BMO/BHO Ordinances
  - b. Closing the loopholes that presently undermine the Ordinances
  - c. Reducing the base FAR
  - d. Including attached garages when calculating floor area (except where hillside topography is an issue)
  - e. Counting uncovered patios, breezeways, and balconies as floor space
  - f. Basing the “proportional stories” bonus on the net footprint of the first floor, excluding any uncounted floor space.
  - g. Eliminating of the bonuses of 20% of base FAR previously granted for “green” building materials, “articulated” walls, and proportional stories.

2. We object to granting of additional bonuses to applicants by the Planning Department outside of the BMO language. We oppose discretionary 10 percent “adjustments” made by zoning administrators, NOT because they’re never appropriate, but because we support open and transparent public hearings, opportunities for public comment, and timely notification of requests and proposals. Bonuses should be subject to public review by the Planning Dept.
3. We would like to add our great concern and desire for City Planning and the City Council to craft language that takes into account the specific needs of specific neighborhoods, particularly in the area of FAR formulas, footprint of the single family residences in question, and context of the neighborhood.
4. In this way, the GWNC finds the BMO ordinance amendments may offer the protections our Greater Wilshire neighborhoods need, particularly those with time-limited ICO status and those with no protective status, to maximize the neighborly environment while at the same time allowing for reasonable growth.
5. We encourage the City to move forward to approve thoughtfully amended BMO/BHO ordinances.

**AMENDMENT to the MOTION** (by Mr. Farha, seconded by Mr. McManus): The Greater Wilshire Neighborhood Council Land Use Committee amends the above Motion by deleting sections 1. d. and e.

**AMENDMENT to the MOTION FAILED** by a hand vote with two in favor; seven opposed; zero abstained.

**AMENDMENT to the MOTION** (by Mr. Herman, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee amends the above Motion by deleting the phrase “uncovered patios” from section 1. e.

**AMENDMENT to the MOTION FAILED** by a hand vote with four in favor; five opposed; zero abstained.

**ORIGINAL MOTION PASSED** by a hand vote with seven in favor; two opposed; zero abstained.

- B. Discussion and possible action on proposed revisions to the City’s Small Lot Subdivision Ordinance. May include reports from the recent South Hollywood Neighborhood Association [SHNA] meeting on the revisions. Stakeholder Don Hunt reported that the SHNA and others attended a City Hearing. The public comments deadline is February 26<sup>th</sup> before the City Planning Commission considers the revisions. He expressed concern about whether there is enough clarity and what the Planning Department intends, and possible impacts and exceptions. There was extensive discussion of merits and concerns of a proposed letter.

**MOTION** (by Ms. Gilman, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support as presented the following comments: The Greater Wilshire Neighborhood Council, submits the following written comments related to the proposed Small Lot Subdivision (SLS) Ordinance Amendments: CPC-2015-4499-CA /ENV-2015-4500-CE to Jane.choi@lacity.org; Vince.Bertoni@lacity.org, David.Ryu@lacity.org Renee.Weitzer@lacity.org, Julia.duncan@lacity.org.

1. The complete “Advisory Agency Small Lot Guide” must be available to the public for review, along with ample notification and time for public input through hearings prior to passage of the law. Current deadlines for decision making should be extended so as to enlist more stakeholders’ input and afford more time to review all additional amendments, including design standards. Further, any version of the Advisory Agency Small Lot Guide should not be further amended without appropriate public hearings and City Council approval. We support codifying all ordinance amendments and design guideline standards with public hearings public participation and thorough City Council processes, so that the guidelines are enforceable. (Re: 27(a) 1&2)
2. The proposed amendments suggest a 15’ front yard setback. This is an improvement over the previous language.
3. The 5ft side yard setback should be increased to 6 feet for buildings 2 stories or more. (Re: clause 27(e) 2)
4. Rather than a 5’ rear setback for SLS projects abutting R-3 zoned property and 15’ setback for SLS projects abutting R-1 zoned property, we support a 15’ rear setback if a project abuts any residential zone. (Relates to (27(e) 3)
5. Clause 27(I) relates to eliminating or replacing Hillside Ordinance clauses and our group recommends that City Planning review and incorporate the wisdom of community members such as the Lookout Mountain Alliance, as they have greater expertise in hillside regulations. We are concerned about the provision for usage of setbacks in hillside areas for parking. This should be considered in concert with the motion recently submitted in City Council by Councilmember David Ryu regarding the impact of construction on substandard hillside neighborhood streets.

We recommend that the City also address in the ordinance or the Advisory Agency Small Lot Guide (as approved through public hearings and city council approval):

6. We recommend required maintenance upkeep agreements, for common areas like driveways.
7. SLS projects should utilize on-site trash pickup from an independent vendor.
8. Further examination is required for incremental street widening (“dedication”); we oppose routinely requiring dedication for any infill SLS projects.
9. Prohibit parking in any side yard and prohibit tandem parking. Projects larger than 4 units should require 2.25 parking spaces per 2 bedroom unit in order to include guest parking.
10. Eliminate roof top decks unless there is adequate open space in the development as what LAMC requires for apartment buildings.
11. First floor bonus rooms should not have an adjoining bathroom, in order to prevent creation of a sublet unit.

12. Building heights should correspond to the surrounding properties with a transition for any increase in height from surrounding structures.
  13. We are concerned about SLS projects which may replace projects of greater density and thereby displace rent control tenants, undermining the City's desire to create/stimulate more affordable housing and home ownership
  14. SLS designs should be required to consider the prevailing context of the neighborhood, including, for example, entry door to the front units facing the street, if appropriate.
- GWNC Land Use Committee Meeting, February 21, 2016  
GWNC Board Meeting, March 9<sup>th</sup>, 2016

**AMENDMENT to the MOTION** (by Mr. Wolf, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board amend the above Motion by changing the word "adequate" in the #10 phrase above to "greater or equal."

**AMENDMENT to the MOTION PASSED** unanimously by a hand vote; zero opposed or abstained.

**AMENDED MOTION PASSED** unanimously by a hand vote; zero opposed or abstained. Letter to be sent to to planning staff by February 26, noting the LUC's recommendation to the Board.

- C. Discussion and possible action to reconsider November Board support vote for a CUB for a full line of alcohol sales at a sushi restaurant at 7015 W. Melrose. GWNC Board voted to support the application in November, 2015, but letters of support do not appear to have been sent yet. A few days ago, GWNC heard from LAPD that it has been holding off on supporting the application because they have found 12 alcohol permits listed for the location when only 2 are allowed. A search of the ABC website on Feb. 18 shows six cancelled, revoked or withdrawn permits, and one pending. A search of ZIMAS on the same day showed one CUB from 2005, and the current pending case. ZA hearing was February 17, but no word yet on outcome. Further research and discussion with LAPD may be warranted, to find out more about other possible existing permits not known to GWNC at time of vote.

*[The above paragraph is from the Agenda.]* Stakeholder Elizabeth Fuller reviewed actions and updated the status, saying the LAPD has questioned the application because "there are too many alcohol permits in that census tract." She added that GWNC letters "haven't been sent to the City yet." Mr. Farha said "it has not really impacted the parking"; Mr. McManus said "I agree." Mr. Wolf noted that there was no opposition to "encourage the Board to send the letter." No Motion was made or vote taken.

- D. Update, discussion and possible action on a proposal to demolish nine single-family residences and construct a new 5-story, 88-unit apartment building over garage levels at 501-543 N. Wilton (John Reed). Representatives made presentation to committee at December 2015 meeting; committee concerns included traffic issues and building design features. (Note: item was tentative at time of agenda publication; may be tabled until a future meeting.)

*[The above paragraph is from the Agenda.]* It was noted that an earlier draft of the Agenda (not the one distributed at the meeting, which was correct) should say “88-unit apartment building,” not “188-unit.” Project representative Jake LaJoie distributed copies of renderings, site plans and elevations. They “spoke with the Larchmont Village Neighborhood Association . . . we’ve . . . addressed those issues . . . we worked with the City.” The project would have 24 two-bedroom and 63 one-bedroom units. Parking in 142 spaces was planned; now there would be 165 and “we’re 100% committing to” that. He said “the site slopes from south [lower] to north [higher] nine feet.” He described the distribution of units and building design. Mr. Reed explained “the fifth floor is completely set back.” Very low income units probably will rent for \$600-\$800 per month; “the rest are market rate.” They “tried to have every unit front the streets, not the neighbor” and said the site is “surrounded by large buildings.” Charles D’Atri, President, Larchmont Village Neighborhood Association, said “we’ve had a number of very productive meetings with the developers” and described the developer’s revisions. Mr. D’Atri said “we’re prepared to support the development.” Mr. Reed stated that “we are withdrawing the prior drawings and submitting these drawings.” He confirmed that the drawings distributed at this Meeting represented the project as proposed. As to whether the project would change from what was presented, Mr. Reed said “that’s not going to happen in this case.”

**MOTION** (by Ms. Gilman, seconded by Mr. McManus): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support as presented the proposal to demolish nine single-family residences and construct a new 5-story, 88-unit apartment building over garage levels at 501-543 N. Wilton.

**DISCUSSION:** Mr. Reed and Mr. LaJoie indicated that the City is expecting the GWNC to either support or oppose the project.

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

**5. New Business** (Discussion and Possible Action)

A. Initial presentation, discussion and possible action on an application for an Historic Cultural Monument at 81 Fremont Place. (Mitzi March Mogul, Historic Preservation Consultant)

No presenter was present. No Motion was made or vote taken.

B. Discussion and possible action on a proposed new Homeless Ordinance Item appeared on last month’s Early Notification Report. City is considering amendment to the LA Municipal Code to establish and operate homeless shelters in various zones.

*[The above paragraph is from the Agenda.]* Mr. Farha described concerns about homeless services provisions including an outreach feeding service. Mr. Hoffman clarified that the Ordinance would only be for up to 120 days at a time, and that it is only for the current winter; for example, a church could provide housing during the El Nino rainy season.

**MOTION** (by Mr. Farha, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support

the proposed new Homeless Ordinance Item amendment to the LA Municipal Code to establish and operate homeless shelters in various zones.

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

- C. Discussion and possible action on a proposed new Unapproved Dwelling Unit Ordinance Proposal would create a process for granting legal status to currently existing unapproved dwelling units in multi-family buildings when certain affordability criteria and performance standards are met.  
No Motion was made or vote taken.

[There was no Item #5. D.]

- E. Initial presentation, discussion and possible action on an application for a Tentative Tract Map to demolish two single-family homes and build an 18-unit condominium building at 820 S. Wilton Pl. (Taik Kim) (Note: item was tentative at time of agenda publication; may be tabled for a future meeting.)  
Ms. Fuller reported that “they didn’t respond.” No literature was available.

**MOTION** (by Mr. Wolf, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for a Tentative Tract Map to demolish two single-family homes and build an 18-unit condominium building at 820 S. Wilton Pl.

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

Mr. Wolf noted that the developers could still choose to come in, make a presentation and request the GWNC’s support.

- F. Initial presentation, discussion and possible action on an application for a Tentative Tract Map to a 21-unit condominium building on a vacant lot at 901 S. Gramercy. (Taik Kim) (Note: item was tentative at time of agenda publication; may be tabled for a future meeting.)  
Ms. Fuller reported that the developer also did not respond to a request to present this project.

**MOTION** (by Mr. Wolf, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for a Tentative Tract Map to a 21-unit condominium building on a vacant lot at 901 S. Gramercy.

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

Again, Mr. Wolf noted that the developers are still welcome to come in, make a presentation and attempt to win the committee’s eventual support.

F. Initial presentation, discussion and possible action on an application for a CUB for the continued sales of a full line of alcoholic beverages and a change of use from retail to restaurant on a mezzanine-level space at Osteria La Buca restaurant. (Kate Bartolo)  
Proposed hours of operation: 11 a.m. to 10:30 p.m, M-Th 11 a.m. to 12 a.m. Fri-Sat, 11 a.m. to 10 pm Sun.

[*This was the second Item #5. F.*] Ms. Bartolo, representing owner Steven Sokolsky, who was present, said there was a 2006 CUP for full alcohol sales. She explained that “then, as now, there will be no live music, no DJ, no dancing . . . the chairs are the same as in 2006.” She said they “had a long conversation with” LAPD Officer Hall; “they are in favor.” She said the LAPD website says “there’ve been zero alcohol violations in the area.” One mezzanine-level room is “being re-permitted from a retail use to a restaurant use.” The room is used to make pasta during the day and for seating at night. They want a Variance to reduce the parking from 25 to 18 spaces. She explained that the restaurant is known as “the offsite commissary for Paramount” by “people from Paramount and nearby post-production facilities” who “tend to walk there.” The developer did a two-week traffic survey; “eight to 15 cars parked during the busiest hours, which is seven to nine p.m. . . . it’s surrounded by businesses that’re closed at night.” They have a parking agreement at 712 N. Ridgewood off Wilton. She said most employees “come from the neighborhood” and bus, bike or walk to work. The hours would be the same as the 2006 CUP. Ms. Bartolo said they have 45 letters of support, including some neighbors, though they have not outreached to the neighborhood. They have a March 16<sup>th</sup> Zoning Administrator Hearing and “we’ve heard nothing negative about this.”

**MOTION** (by Mr. Farha, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support as presented the application for a CUB for the continued sales of a full line of alcoholic beverages and a change of use from retail to restaurant on a mezzanine-level space at Osteria La Buca restaurant.

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

**6. Committee Member Reports** (including discussion and possible action items, if listed):

- A. Transportation Committee Liaison Report (Stromberg). Update on local transportation issues GWNC is monitoring. Update on local transportation issues GWNC is monitoring. Metro updates.  
Ms. Stromberg was not present; there was no report.

**7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS**

- A. ReCodeLA – Recent AIA Presentation and Upcoming Community Workshops:  
ReCodeLA Presentation to AIA:  
[http://www.aialosangeles.org/images/News/2016/AIA%20presentation\\_recode%20%281-13-16%29.pdf](http://www.aialosangeles.org/images/News/2016/AIA%20presentation_recode%20%281-13-16%29.pdf) Upcoming Community Workshops on ReCodeLA:  
<http://recode.la/updates/news/public-forums-sneak-peek-new-zoning-code>  
Mr. Wolf encouraged reading the information.

- B. Possible agenda items for upcoming meeting:



- i. New Density Bonus application for a new 2-story, 40 unit mixed use project at 700-716 S. Manhattan
- ii. Density bonus with on-menu incentives for a 40-unit, 2-story residential development at 7000-7024 W. Melrose Ave.
- iii. Construction of a 4-story, 18-unit condominium development at 4807- 4813 W. Oakwood
- iv. Updates on plans for townhouses and condominiums at 612 S. Norton and 4055 W. Wilshire Blvd.
- v. Update on an application for a tract map to allow construction of a new 8-unit condominium building at 800 S. Lorraine
- vi. Update on an application to build a new 5-story, 44-unit condominium building at 836-850 S. Crenshaw
- vii. Update on plans to build an 8-unit Small Lot Subdivision project at 117 N. Manhattan Pl.
- viii. 4-unit small lot subdivision at 901 S. Gramercy
- ix. Application for Historic Cultural Monument status for a single family residence at 211 S. Muirfield
- x. Application for a Tentative Tract Map to build a 6-unit Small Lot Subdivision project at 3607 W. Olympic Blvd.
- xi. Application for a Change of Use to allow a new museum at the former Scottish Rite Temple at 4357 Wilshire Blvd.

Mr. Wolf noted the above. Ms. Gilman noted that Item #iii. 4807- 4813 W. Oakwood already is being constructed. Mr. Gresham noted that Item #viii. 901 S. Gramercy already has been addressed. Ms. Carroll reported that a neighbor said there was an “illegal renovation” at 206 N. St. Andrews which was stopped by the Building and Safety Department.

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

*[This was the second Item #7.]* There were no requests or Motions at this time.

## **8. Adjournment**

**MOTION to ADJOURN** (by Mr. Herman).

**MOTION PASSED** with zero opposed or abstained.

The Meeting was **ADJOURNED** at 9:07 p.m.

Respectfully submitted,

David Levin

Minutes Writer

The first paragraph of some Items, Motions/Resolutions and other wording may have been directly copied from the Agenda. Edited by GWNC. The GWNC Minutes page is <http://www.greaterwilshire.org/site/site/?q=node/580>.