



Greater Wilshire Neighborhood Council Land Use Committee

February 24, 2015

MINUTES

Approved by the Committee 3/24/15

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 24, 2015, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:44 p.m.

B. Roll call (Barbara Savage)

Secretary Barbara Savage called the roll. Nine of the 17 Committee Members were present at the Roll Call: Ann Eggleston, Karen Gilman, Dick Herman, Joseph Hoffman, John Kaliski, Barbara Savage, Julie Stromberg, Greg Wittmann and James Wolf. Patricia Carroll, Mike Genewick, John Gresham and Patty Lombard arrived later. Four Committee Members were absent: Alan Bernstein, Jeff McManus, Caroline Moser 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: 18 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 27, 2015 Minutes

The following correction to the January 27, 2015 Land Use Committee Minutes was requested: page two, Item #4. B.: Committee Member Julie Stromberg recused herself before and returned to the room after Item #4. B.

MOTION (by Ms. Eggleston, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its January 27, 2015 Meeting as corrected.

MOTION PASSED by a hand vote with none opposed.

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

The “Early Planning Report Summaries for GWNC Area” were distributed and reviewed. The projects at 501 Wilton, 963 Wilton, 6801 Rosewood and 5016 Rosewood were flagged for further attention.

4. OLD BUSINESS (Discussion and Possible Action)

Committee Member Julie Stromberg recused herself and left the room at this time because she is on the Board of the Ebell of Los Angeles; this left eight Committee Members present, one short of the Committee quorum of nine.

Committee Member Mike Genewick arrived at this time, making nine Committee Members present (the Committee quorum is nine).

- A. Updates, 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) At the applicant’s last appearance, at the January LUC meeting, Committee Members requested that applicants seek support from neighbors in the adjacent Windsor Village area before the LUC votes on the application.

Mr. Jorgensen reported that he met with the Windsor Village Association (WVA) regarding traffic, noise and the “one later hour” request. He stated at this Meeting that “no alcohol will be served in the theater”; “most events end by 10 p.m.” The Ebell estimates that the extra hour will enable them to host three to four more weddings per year. They will work with the WVA, the City Dept. of Transportation, and the GWNC Transportation Committee regarding traffic, signage and law enforcement, and with the Masonic Temple regarding parking. The occupant load of the clubhouse is 600-700. There was discussion of how the Ebell accommodates extra parking when occasional simultaneous events happen there. Jane Martin, the Ebell’s Finance Chair, explained that they support the clubhouse “through rentals.” The extra hour for the four more events expected per year would equal another four hours per year, as explained to the WVA.

Committee Members John Gresham and Patty Lombard arrived at this time, making 11 Committee Members present (the Committee quorum is nine).

Stakeholder John McPherson believed that the Ebell might not be responsive to help requests. He reported “noise and parking issues” regarding bottles and other trash left by Ebell attendees, and car alarms and other noise. Mr. Jorgensen and Ms. Martin clarified that bar service is only available during events.

Committee Member Patty Lombard recused herself and left the room at this time, making 10 Committee Members present (the Committee quorum is nine).

Mr. Jorgensen said there was “no Hearing date yet.” Mr. Wolf noted that the Application wording “hours of operation . . . daily” could allow many more events. Stakeholder Diane Dicksteen described “limo drivers parked outside our houses with their motors on” and event attendees walking in streets blocking traffic. Mr. Jorgensen stated that the Ebell is “willing to limit events that end at one a.m. to no more than 15 per year.” Committee Members encouraged and Mr. Jorgensen and Ms. Martin agreed to return with a revised Application containing a list of voluntary conditions addressing the neighbors’ concerns. No Motion was made or vote taken.

Committee Members Patty Lombard and Julie Stromberg returned to the room at this time; making 12 Committee Members present (the Committee quorum is nine).

- B. 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, with an earlier opening hour, 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). At the January LUC meeting, Committee Members requested that applicants return with corrected hours on the application form.

Representatives Art Rodriguez and Alex Campbell presented. They said Xiomara, at Melrose and Seward, has operated for 10 years with no violations. Seating capacity is 25. Their hours have been 11:00 a.m. – 11:00 p.m.; they want to expand them to 8:00 a.m. – 2:00 a.m. to also be able to serve breakfast. They have an exclusive lease for 25 parking spaces next door and have “never had any problem parking.” No Hearing date has been set.

Committee Member Patti Carroll arrived at this time, making 13 Committee Members present (the Committee quorum is nine).

There was extensive discussion of the merits of the request and whether supporting the application for a later closing time would set an undesired precedent in the neighborhood. Mr. Rodriguez clarified there would be no live entertainment and there have been no objections by neighbors. Committee members requested that the applicants research the closing times of other area establishments and return with a report on that information, suggesting they try to stay with the average hours for the area. No Motion was made or vote taken.

- C. 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 renewal of previous application, with later closing time. At the January LUC meeting, Committee Members requested that applicants seek support from nearest residential neighbors, and correct the hours requested on the application form.

Representatives Alex Campbell presented for the project at Melrose and Lucerne. He said nearby residents who patronize the restaurant requested and the owner wants to add one hour at the end of every night. He submitted copies of three support letters.

MOTION (by Ms. Lombard, seconded by Mr. Kaliski): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application for a CUB Renewal at The Larchmont restaurant, 5750 W. Melrose Ave.

MOTION PASSED unanimously by a hand vote with 13 in favor, 0 opposed and 0 abstained.

5. New Business (Discussion and Possible Action)

[Note: Items in italics, below, were unconfirmed at publication and may be postponed until a later date.]

- A. *Initial presentation, discussion and possible action on application for construction of a new 5-story, 44-unit condominium building at 850 S. Crenshaw (Camille Zeitouny) Applicants are seeking approval of a Tract Map for the project.*

Representatives George Pada and Manny displayed a rendering and diagrams of the project between 8th and 9th Streets. The project in the R-3 zone project could be four stories tall in the rear and 45 feet tall by right. They seek a 35% density bonus from 32 to 44 units. There would be 30 three-bedroom and 14 two-bedroom units. All 88 vehicle parking spaces are subterranean and the required bicycle parking is there. They plan to widen that area of Crenshaw Blvd. Currently, the site has four lots with five houses. Mr. Wolf believed that not enough information was provided about adjacent structures. There was discussion about the qualification of the project for a density bonus. Single-family homes in an HPOZ and National Register historic area are behind the project. Mr. Wittmann believed the design could be more pedestrian-friendly; ground-level units would have a 42"-high wall in front. There was very extensive discussion of design elements and neighborhood and historic preservation context. Stakeholder Biniam Kibreab believed the design was out-of-character with the neighborhood, and will block light and invade privacy. Stakeholder Bailey Greene believed the project would cause increased density and traffic and lower pedestrian safety. Stakeholder Amanda Hayes-Kibreab said "a lot of really young kids" walk by where the project would be. Mr. Wolf encouraged the Applicant to return as the project develops. No Motion was made or vote taken.

- B. *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)*

No presenter was present and no presentation or Motion was made or vote taken.

- C. *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.*

No presenter was present and no presentation or Motion was made or vote taken.

- D. *Initial presentation of application to construct an apartment building with density bonus at 801-813 Hudson. (Michael Cohanzad)*

No presenter was present and no presentation or 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 the GWNC Board voted to send a letter to the City Dept. of Transportation requesting that they update a traffic survey on Olympic Boulevard.

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

Ms. Gilman reminded about the April 25th Windsor Square-Hancock Park Historical Society's annual garden tour "focusing on Brookside." There was discussion about using a projector to facilitate presentations at these Meetings.

A. Possible agenda items for upcoming meetings

- Update on the development of a parking lot into 22 townhouse units over subterranean parking at 612 S. Norton and 4055 Wilshire Blvd. (Jared Sopko)
- Update on plans for construction of a 162-unit, 7-story apartment complex at 700 S. Manhattan (Jared Sopko)
- Initial presentation, discussion and possible action on application for a new development project at 5016 Rosewood Ave. (Sam Trude, Kurt Gibbs)
- CUB application for beer and wine sales at the Burger Lounge restaurant at 217 N. Larchmont (Sheryl Brady)
- Initial presentation and possible action on plans to build 6,000 square feet of retail space at 101 N. La Brea (Matthew Wister)
- 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)
- Construction of a 4-story, 22-unit apartment complex with Density Bonus at 5022-5026 Rosewood Ave. (Frank Afari)
- Application to demolish existing structures and build 169 apartments at 904-932 N. La Brea Ave. (Michael Gonzales).
- Application for construction of a 9-unit apartment building at 963 S. Wilton (Anabel Salazar)
- Discussion of City policy on hiring outside counsel for Land Use and CEQA cases

Mr. Wolf noted the above.

B. Next meeting: Tuesday, March 24, 2015

Mr. Wolf noted the above, and noted that he will be absent from that meeting

8. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

There were no requests at this time.

9. ADJOURNMENT

Mr. Wolf **ADJOURNED** the Meeting with no objection at 9:17 p.m.

Respectfully submitted,
David Levin
Minutes Writer

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