



Greater Wilshire Neighborhood Council Land Use Committee  
March 22, 2016  
Approved by the committee on April 26, 2016

**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, March 22, 2016, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:47 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, Mike Genewick, Karen Gilman, Dick Herman, Joseph Hoffman, Jeff McManus, Caroline Moser and James Wolf. Five Committee Members were absent: Patricia Carroll, Ann Eggleston, John Gresham, 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: 29 Stakeholders and guests.

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

Stakeholder Jack Humphreville reported that the Neighborhood Integrity Initiative will be on the March 2017 ballot, not November 2016, for various reasons. He described the Initiative’s “24-month moratorium on all upzoned properties.” He believes a Labor Initiative will “drive up the cost” of housing 25-30%.

Stakeholder Elizabeth Fuller reported that the application for 24-hour operation and a CUB for beer and wine sales at a new 7-Eleven store at 5273 W. Olympic Blvd. would have a March 23rd Zoning Administrator Hearing. City Council District Four announced today that it “has a blanket policy opposing all liquor licenses” that they issued without advising the Sycamore Square Neighborhood Association, which supports the CUB after working extensively with the developer, and negotiating a long list of agreed-upon operating conditions, which the GWNC also supported.

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

A. Review and adoption of February 23, 2016 Minutes

**MOTION** (by Mr. Hoffman, seconded by Mr. McManus): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its February 23, 2016 Meeting as written.

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

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

Copies were distributed and reviewed of the “03/22/16 February-March Early Planning Report Summaries for GWNC Area.”

It was noted that the 4055 Wilshire Blvd. project is attached to the 612 S. Norton project, which both the Park Mile DRB and GWNC Land Use Committee have been following. Mr. Genewick reported regarding 159 S. Van Ness that “they’re proposing to put a fence in their front yard” that is six feet high; the limit is 42 inches [3 ½ feet]. There was discussion as to whether this is an HPOZ issue. Mr. Wolf requested that this and the 924 S. Mansfield projects be agendized for next month.

**4. OLD BUSINESS** (Discussion and Possible Action)

A. Update, discussion and possible action on a proposed new 5-story, 44-unit condominium bldg. at 836 – 850 Crenshaw Blvd. (Kevin McDonnell). Initially presented in February 2015. Developers have been in consultation with residents of the adjacent historic district, who were concerned that initial designs and density did not fit neighborhood context.

Copies were distributed of a Density Bonus Application. Mr. McDonnell, an attorney, represents Owner Menashe Kozar. The architect was also present. The project was first presented in February 2015 and they were asked to come back. He displayed a rendering and site plan and said “it’s by right.” The project would include 30 three-bedroom and 14 two-bedroom units with 88 parking spaces, with average square footage of 1,200-1,600 square feet. He said “we do have to mention” that it is a condo project, but it is not necessary “to follow thorough on it.” They are seeking “11 feet of additional height” and “a Floor Area Ratio increase,” both of which he said are needed to include the four very low income units. He said they have “been working almost daily with the City Planning Department” and “we’re in plan check.” Drawings are available. He stated that “this project is not included in the HPOZ.” He said neighbors “wanted some kind of historic assessment done,” and they contracted with an historical consultant who indicated that no historical significance was found. They are waiting for environmental review. There was extensive discussion of the dimensions and design of the frontage. Mr. McDonnell said there are “several buildings of similar scale right next to it and across the street”; a single-family home is on one side. He said “my client has met with at least two” immediate neighbors. They “have no Hearing scheduled.” The committee suggested first floor front facing entrances, and landscaping. The application is for condominiums but the building may be apartments.

**MOTION** (by Ms. Moser, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the Density Bonus Application as presented for a proposed new 5-story, 44-unit condominium building at 836 – 850 Crenshaw Blvd., with hopes that the Applicant will return with further updates, so the Committee can re-evaluate its position.

**MOTION PASSED** by a hand vote with six in favor; two opposed (Farha and McManus); zero abstained.

- B. Update, discussion and possible action on an application for a hauling route and construction of an 8-unit small lot subdivision at 117 N. Manhattan Pl. (Taik Kim). First presented at 1/16 LUC meeting. Neighbors and Committee Members expressed concerns with modern style not fitting into context of Craftsman neighborhood - urged developers to look at nearby examples of sensitive infill projects, meet with neighbors and consider project revisions.

Copies were distributed of a “Subdivider’s Statement.” Mr. Kim, the Surveyor, and Architect Simon Park, displayed a site plan, elevations and a three-dimensional model of the proposed eight-unit small-lot subdivision project. The height would be 41’, 8”; 45 feet is allowed. The front setback would be 10’, 5’ on the sides and rear. The developer is not asking for any bonuses. The 2-front units have front facing entrances and the other units have side facing entrances. They “referenced the Gatwick project” and “applied some elements to this project.” Adjoining sites are zoned R-3, R-3, R-2 and C-2. Adjoining single-family homes are being used as apartments. Mr. Kim indicated they will submit the project to the City in five to six months. The Committee encouraged outreach to neighbors. Mr. Wolf encouraged them to put the details of their proposed changes into a revised application and return to the Committee with further updates. No Motion was made or vote taken.

**5. NEW BUSINESS** (Discussion and Possible Action)

- A. 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) LUC voted to oppose at 2/16 meeting, based on developer’s lack of response to initial presentation invitation. Re-invited this month.

Copies were distributed of a “Subdivider’s Statement.” Architect Ryan Chun displayed a rendering and site plans for the R-3-zoned project submitted to the Building and Safety Dept. It would have 18 three-bedroom, two-bath units and “two levels of parking.” He said “we provided more parking spaces than the Code provides . . . fifty.” There would be a 20’ x 20’ queuing space in the lower parking area. This was “presented . . . to the Dept. of Transportation; they accepted and approved it.” The driveway will have a “right turn only” sign. Ms. Moser was “disappointed” that the front entrance isn’t more pedestrian friendly, and with the lack of design reference to surrounding historic structures. The pluses and minuses of various exterior finishes were discussed.

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

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 with six in favor; two opposed (Moser and Gilman); zero abstained.

- B. Initial presentation, discussion and possible action on an application for Tentative Tract Map to build 21 condominiums on a currently vacant lot at 901 S. Gramercy (Taik Kim) LUC voted to oppose at 2/16 meeting, based on developer's lack of response to initial presentation invitation. Re-invited this month.

Copies were distributed of a "Subdivider's Statement." Mr. Kim explained that the project architect was not able to come to the meeting tonight, and displayed a landscaping plan for the project. He said they "got a building Permit a couple of weeks ago"; it's "very flat land" with one lot that had two residences.

**MOTION** (by Ms. Moser, seconded by Mr. McManus): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for Tentative Tract Map to build 21 condominiums on a currently vacant lot at 901 S. Gramercy because the Committee has no information on it.

**MOTION PASSED** unanimously by a hand vote.

- C. Initial presentation, discussion and possible action on the City's plans to create new Transit Neighborhood Plans near the new Purple Line subway stations (Andrew Jorgensen) The focus of the Plans will be the establishment of new regulations and standards that support transit ridership, such as focusing expected growth near stations where appropriate; enhancing the urban built environment and design of new buildings; increasing the housing supply while maintaining the character of existing single-family neighborhoods; promoting job creation; and supporting walkable commercial corridors. Each station area is distinct and will be planned accordingly with different intensities, land uses, design guidelines, regulatory tools, and other strategies.

David Olivo and Andrew Jorgensen (213-978-1281; Andrew.Jorgensen@lacity.org) of the Dept. of City Planning Transit Unit presented. Along with new subway stations at Wilshire/LaBrea, Wilshire/Fairfax and Wilshire/LaCienega, the city is working on new Transit Area Plans for the neighborhoods near these stations. They introduced Senior City Planner Patricia Diefenderfer (213-978-1170; Patricia.Diefenderfer@lacity.org) and two other staff. Mr. Jorgensen "will be the point person on the project" for questions regarding "land use around the stations." He explained the City's plans and goals and said "we don't have any planning recommendations yet." The LaBrea Station is scheduled to open in 2023-2024. The website [www.latnp.org](http://www.latnp.org) will have materials and an information sign-up. They are also looking for volunteers to be part of "interest groups" to provide input on the new Plans. Some properties within a half-mile of stations may be re-zoned, however, "we won't be touching" single-family residential areas. Ms. Diefenderfer clarified that "we're just starting the process . . . we have not determined any kind of boundaries . . . we're going to be talking to you a lot along the way . . . Western [Ave.]'s not on our agenda right

now . . . we would welcome input . . . about groups we should talk to . . . we want a wide cross-section of people who live and work” in the area. She said “the next step is to have focus groups” by the summer. She explained that there will be long periods of time when they do not communicate because they will be doing internal analysis but “at some point we’ll come back to you.” Mr. Wolf noted that the Wilshire Homeowners Alliance represents many groups and encouraged them to have planning accurately reflect neighborhood groups’ and individuals’ feedback and ideas. Ms. Diefenderfer said their challenge will be to stay in touch with the community. No Motion was made or vote taken.

- D. Initial presentation, discussion and possible action on a 22-unit Density Bonus project at 5030 W. Rosewood Ave. (Dan Daneshrad) Developer has an excavation permit that requests permit to excavate within 0.3' from the lot line of an adjacent property.

The presenter was not present. Ms. Fuller described project history, saying the “density bonus Application was terminated” in 2015, and there are no new entitlement applications on file for the property. Another address involved in this project was 5036 Rosewood Ave.

**MOTION** (by Ms. Moser, seconded by Mr. McManus): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the 22-unit Density Bonus project at 5030 W. Rosewood Ave. because no information is available.

**MOTION PASSED** unanimously by a hand vote.

- E. Initial presentation, discussion and possible action on 4807 – 4813 W. Oakwood. (King Woods) Construct a 4 story 18-unit residential condominium.

Copies were distributed of a Vesting Tentative Tract Map Application. (Filed July 2015, still no hearing date.) A rendering was displayed and copies of elevations and various plans were distributed. Mr. Woods presented. Developer Kenneth Rhee, the Project Manager, and Architect Mr. Lee also were present. The height would be to the 45’ maximum. It would have 41 subterranean parking spaces “to code.” There would be six two-bedroom and 12 three-bedroom units. The developers claimed “everything is by right,” And that that he did not know that they should have presented sooner. When Committee members reminded him that a Tract Map is an entitlement request and gives the community an opportunity to weigh in, Mr. Rhee indicated willingness to change landscaping and more. Ms. Moser requested for “the planters to be lower.” Mr. Rhee stated that “we’re not going to allow bicycles” on the balconies. They expect a Hearing within the next two months. Mr. Rhee said “the project will probably be completed by the end of this year.” They agreed to bring back cut sheets. Ms. Moser encouraged viewing examples of neighborhood buildings for context. The Committee agreed to TABLE this Item to its next Meeting. No Motion was made or vote taken.

- F. Initial presentation, discussion and possible action on an application for a CUB to sell a full line of alcoholic beverages, and a change in hours, at a restaurant at 4001 W. 6th Street (Hana Oh) Requested hours are 11 a.m. to 2 a.m.

*[Committee Member Mike Genewick left the meeting at this time.]*

Copies were distributed of the Conditional Use Permit Application. Ms. Oh explained that this is to have a commercial catering business. She stated that “the previous use was for karaoke . . . we’re proposing a full service restaurant . . . it has been operating for a decade” on the northwest corner of 6<sup>th</sup> and Manhattan. They are asking to extend their closing time two hours from midnight to 2:00 a.m. There will be valet service. No Hearing date is set. The Committee encouraged Ms. Oh to contact the neighbors. Mr. Hoffman noted an apartment building is “directly behind.” Mr. Wolf recommended and the Committee agreed to TABLE this Item. No Motion was made or vote taken.

- G. Initial discussion and possible action on proposed earthquake retrofit work by CIM developers at the historic Farmers’ Insurance building at 4680 Wilshire Blvd. GWNC President Owen Smith raised issue at last GWNC meeting and requested NC discussion. Developers would like to proceed with necessary earthquake retrofit work, but are being held up by pending EIR process. Neighbors are divided on the issue.

Copies were distributed of a letter from Stakeholder Jan Wieringa to the GWNC. Because the Brookside neighborhood was holding its own meeting on the issue at the same time as tonight’s LUC meeting, it was agreed to TABLE this Item. 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 local transportation issues GWNC is monitoring.

Ms. Stromberg was not present; no report or Motion was made or vote taken.

**7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS**

- A. 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. Application for Historic Cultural Monument status for 125 S. Wilton Drive Historic Residence
- 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. Application for Historic Cultural Monument status for a single family residence at 211 S. Muirfield

- viii. Application for a Tentative Tract Map to build a 6-unit Small Lot Subdivision project at 3607 W. Olympic Blvd.
- ix. Application for Density Bonus for construction of a 5-story 34-unit 56' high apartment Building at 5143 W. Maplewood
- xi. Application for Density Bonus for construction of a 4-story, 65-unit apartment building at 518 N. Gramercy

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

No requests or Motions were made.

## **9. ADJOURNMENT**

The Meeting was **ADJOURNED** at 9:50 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>.