



Greater Wilshire Neighborhood Council Land Use Committee

March 24, 2015

MINUTES

Approved, as corrected, by the Committee 4/28/15

**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, March 24, 2015, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Secretary Barbara Savage called the meeting to order at 6:39 p.m.

B. Roll call (Barbara Savage)

Ms. Savage called the roll. Ten of the 16 Committee Members were present at the Roll Call: Ann Eggleston, Mike Genewick, Karen Gilman, John Gresham, Dick Herman, Joseph Hoffman, Patty Lombard, Caroline Moser, Barbara Savage and Greg Wittmann. Patricia Carroll, John Kaliski and Jeff McManus arrived later. Three Committee Members were absent: Alan Bernstein, Julie Stromberg and James Wolf. Dorian Shapiro resigned. 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: 22 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 February 24, 2015 Minutes

**MOTION** (by Mr. Genewick, seconded by Ms. Lombard): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its February 24, 2015 Meeting as written.

**MOTION PASSED** by a hand vote; Ms. Moser abstained.

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

Copies were distributed of and Ms. Savage reviewed the “03/24/15 Early Planning Report Summaries for GWNC Area.” The projects at 5273 Olympic, 5353 Third St. and 800 S. Lorraine Blvd. were flagged for further attention.

*Committee Members Patricia Carroll, John Kaliski and Jeff McManus arrived at this time, making 13 Committee Members present (the Committee quorum is nine).*

*Committee Member Patty Lombard recused herself and left the room at this time, making 12 Committee Members present (the Committee quorum is nine).*

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

- A. 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 February LUC meeting, discussion centered on applicants' recent meetings with the Windsor Village Association. Committee Members recommended that the applicants create a set of voluntary conditions for the permit that would directly address neighbors' concerns regarding traffic, parking and late-night noise from special events.

Copies were distributed of a letter from Philip Miller, General Manager, The Ebell of Los Angeles; "Special Filming Conditions: The Wilshire Ebell & United Methodist Church Parking Lot"; and "Conditional Use: Attachment 1." Mr. Miller described the Application, saying "the previous Permit was allowed to expire . . . the only change is we're asking to allow the Ebell to serve alcohol in the clubhouse . . . six days a week, to 1:00 a.m." (one hour later than the previous permit allowed). He described the Ebell's community service, collaborations with community groups and philanthropy. He described the need to host catered events for the revenue stream. The Ebell "met with representatives of the neighborhood . . . including the Windsor Village Board of Directors . . . we maintain regular communication." The Ebell is working with the L.A. Dept. of Transportation "to mitigate" traffic concerns and described event traffic control efforts. Most events conclude at the latest at 10 – 11:00 p.m. The Ebell "would notify the Windsor Village Association one week in advance" when events would end at 1:00 a.m., and there would be no more than six such events per year. A maximum of 1,000 people could attend "a cocktail-type party . . . for a sit-down dinner, 250 . . . member events never exceed more than 200 people . . . those are maybe three times a year." Mr. Kaliski was concerned about Windsor Village Association communication with the community.

**MOTION** (by Mr. Genewick, seconded by Ms. Carroll): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the amended application for a CUB for full-line liquor service (with later closing time) at the Ebell of Los Angeles, 743 S. Lucerne Blvd.

**DISCUSSION:** Patty Hill, Past President of The Ebell, noted the Ebell's community value and reminded that the Ebell "is not open to the public . . . if we lose that building we have to give everything away to charity . . . it is a private foundation" and "utilities are \$13,000 a month." Ms. Carroll noted and Ms. Hill confirmed that other "Ebell clubs" have had to "liquidate." Jane Martin, the Ebell's Finance Chair; Joyce Davidson; Dennee Frey; and Janna Harris supported the application. Kay Balue said it takes \$120,000 a month for the Ebell to stay open. Olive Kearney supported the application but was concerned about "overflow parking."

**MOTION to CALL FOR THE QUESTION** (by Mr. Gresham); there were no objections.

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

*Committee Member Patty Lombard returned to the room at this time, making 13 Committee Members present (the Committee quorum is nine).*

- B. Discussion and possible action on an application for a variance to allow added density in the construction of a 162-unit apartment complex at **700 S. Manhattan Pl.** (Jared Sopko) Applicants first presented at 11/14 meeting and agreed at that time to drop the variance request in favor of a Density Bonus application. Neighbors from Country Club Heights have expressed concerns with density, height, neighborhood compatibility and other issues. Official Density Bonus application has not been received.

Copies were distributed of renderings, photos, site plans, elevations and letters to the Committee from Arlin Low, President, Country Club Heights Neighborhood Association. No project representative was present. Ms. Fuller noted that there were two requests to take action. Mr. Kaliski was concerned about the lack of response from the developers.

**MOTION** (by Mr. Kaliski, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for a variance to allow added density in the construction of a 162-unit apartment complex at 700 S. Manhattan Pl. as presented to date due to the developer's lack of communication and transparency and their lack of response to the Committee's requests.

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

- C. Discussion and possible action on an application for a CUB renewal and parking variance for the Xiomara restaurant at **6101 Melrose** (Art Rodriguez/Alex Campbell) Applicant is requesting continued sale of a full line of alcoholic beverages for on-site consumption, with an earlier opening hour, 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, and limited live entertainment. At the February LUC meeting, Committee Members requested that applicants return with a survey of other restaurants and liquor permits in the area, to make sure the applicants' newly requested hours are not outside the norm for the neighborhood.

Copies were distributed of the CUP/CUB Application. Mr. Campbell presented and said the average nearby closing hours are "about 10 to 11" [p.m.] and "opening 9 to 10" [a.m.], and that the Xiomara owner has agreed to new hours of 10 a.m. to 12 a.m., based on this survey. He added that they haven't had any violations, and explained the usefulness of being open another hour later.

**MOTION** (by Mr. Genewick, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application for a CUB renewal and parking variance for the Xiomara restaurant at 6101 Melrose.

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

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

- A. Initial presentation, discussion and possible action on a CUB to upgrade from beer and wine to a full line of liquor sales at a market at **6801 W. Melrose** (Art Rodriguez/Alex Campbell)

Copies were distributed of the CUP Application. Mr. Campbell presented. The project, between Orange and Mansfield, has Type 20 and Type 42 licenses; they want to upgrade the Type 20 to a Type 21 with the same hours of operation and “a full line of wine and spirits.” He said Type 21 licenses are worth “\$75-\$85,000,” good for two years and “don’t allow you to drink on-site.” Type 42 is for wine-tasting. He noted that “all liquor licenses run with the land.” It probably would be a five-year CUP revocable upon a violation(s).

**MOTION** (by Ms. Eggleston, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the CUB application to change the Type 20 to a Type 21 license and renew the Type 42 license as described on the application to upgrade from beer and wine to a full line of liquor sales at a market at 6801 W. Melrose.

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

**Additional emergency agenda item:** Ms. Fuller explained that the project at **348-350 N. Orange** is “a duplex seeking to convert to a condominium”; the Hearing is April 8<sup>th</sup> (but we didn’t hear about it in time to add it to the published agenda this month). Susan Smith said there would be “no effect on the building . . . an existing building” built in 1927 between Melrose and Beverly and east of LaBrea. It has two oversized garages and one additional rear space. Ms. Moser was concerned about “taking rental units off the market.” There was discussion that condos cost less money to buy than single-family homes but help force renters out. Mr. Kaliski would support the project if it meets Advisory Agency parking regulations. Ms. Savage noted that it is in one of the neighborhoods that wants and is being considered for an Interim Control Ordinance.

**MOTION** (by Mr. Kaliski, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the conversion of a duplex at 348-350 N. Orange to a condominium.

**MOTION PASSED** by a hand vote with 10 in favor; Ms. Moser and Ms. Savage opposed; Ms. Carroll abstained.

B. Initial presentation, discussion and possible action on a CUB application for beer and wine sales at the Burger Lounge restaurant at **217 N. Larchmont** (Sheryl Brady)

Copies were distributed of the CUB Application. Cheryl Brady presented. The Burger Lounge is currently open and proposing to have a Type 41 license with operating hours of 10:00 a.m. – 10:00 p.m. It has approximately 1,574 square feet with around 60 seats including 24 on the patio. They estimate that “2% of the sales will be alcohol.” Consumption would only be allowed inside. Ms. Lombard noted that that the property owners are recently tried to rent to a marijuana dispensary, and expressed concern about granting a liquor permit that would run with the property. The Hearing is April 15<sup>th</sup>.

**MOTION** (by Mr. McManus, seconded by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the CUB application for beer and wine sales at the Burger Lounge restaurant at 217 N. Larchmont.

**MOTION PASSED** by a hand vote with nine in favor; four opposed (Carroll, Gilman, Gresham and Lombard).

Ms. Brady agreed to attend the Larchmont Boulevard Association meeting.

*Committee Member Greg Wittmann recused himself and left the room at this time, making 12 Committee Members present (the Committee quorum is nine).*

- C. Initial presentation, discussion and possible action on a draft motion regarding CUB application for a full line of liquor sales at an existing restaurant space on the 7th floor at 4680 W. Wilshire Blvd. (Farmers' Insurance building) (see handout for motion text)

Copies were distributed of documents relating to the withdrawal of the CUB Application. Ms. Lombard noted "the existing restaurant is an employee cafeteria." There was extensive discussion of whether the application complies with the Park Mile Specific Plan, and whether liquor permits would or should be permitted in "accessory" uses for properties in this district. Mr. Kaliski said he feels it would be "prejudicial" to make a blanket statement about such uses in advance of specific future applications.

**MOTION** (by Ms. Lombard, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the CUB application for a full line of liquor sales and such service at an existing restaurant space within the Park Mile on the 7th floor at 4680 W. Wilshire Blvd..

**MOTION FAILED** by a hand vote with six in favor; six opposed; Ms. Savage abstained.

*Committee Member Greg Wittmann returned to the room at this time, making 13 Committee Members present (the Committee quorum is nine).*

- D. Initial presentation, discussion and possible action on an application to construct a 9-unit apartment building at 963 S. Wilton (Anabel Salazar)

Representative David Eum presented and passed around renderings. The project is in an R-3 zone and would be 37 feet and three stories high. He said they are working with the Wilshire Park HPOZ Board, which recently voted to support the project, which he described as an art deco – modern style mix. He said "the neighbors are all in support." No Motion was made or vote taken.

- E. Initial presentation, discussion and possible action on an application to construct a 3-story, 4-unit Small Lot Subdivision project at 5016 Rosewood Ave. (Sam Trude/Kurt Gibbs)

Ms. Fuller relayed that the developer asked for this Item to be Tabled.

- F. Initial discussion and possible action on an application for a teardown and rebuild of a single family residence at 217 N. Windsor, in the Windsor Square HPOZ...and a neighborhood petition opposing the application.

Ms. Fuller relayed that neighbors were concerned, and sent a letter to and met with the Windsor Square HPOZ, but feel more confident now, after the HPOZ board meeting, that that group will effectively handle the case. 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 transportation issues GWNC is monitoring, as well as next TC meeting info.

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

**7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS**

- A. Status update on anti-mansionization ICO (Savage)

Ms. Savage reported that the City Council will vote on this tomorrow. There was extensive discussion of the issue. Mr. Kaliski noted that the City allows Demolition Permits to be applied for and issued separately from Building Permits.

- B. Possible agenda items for upcoming meetings

- Update on construction of a new 5-story, 44-unit condominium building at 850 S. Crenshaw (Camille Zeitouny)
- 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)
- Initial presentation and possible action on plans to build 6,000 square feet of retail space at 101 N. La Brea (Matthew Wister)
- 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 the installation of a wireless telecommunications facility atop an apartment building at 407 S. Gramercy (Mark Berline)
- Application for the demolition of nine single family residences and construction of a new 5-story, 988-unit apartment building over garage levels at 501 N. Wilton (John Reed)
- Application to construct an apartment building with density bonus at 801-813 Hudson (Michael Cohanzad)
- 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)
- Discussion of City policy on hiring outside counsel for Land Use and CEQA cases

Ms. Savage noted the above.

- C. Next meeting: Tuesday, April 28, 2015

Ms. Savage noted the above.

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

No requests were made.

**9. ADJOURNMENT**

Ms. Savage declared and the Committee agreed to **ADJOURN** the Meeting at 9:02 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.*