



Greater Wilshire Neighborhood Council Land Use Committee
April 26, 2016
MINUTES
Approved by the committee on May 24, 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, April 26, 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)

Roll Call was taken. Nine of the 13 Committee Members were present at the Roll Call: Ann Eggleston, Philip Farha, Karen Gilman, John Gresham, Dick Herman, Joseph Hoffman, Jeff McManus, Julie Stromberg and James Wolf. Patricia Carroll arrived later. Committee Members were absent: Mike Genewick, Caroline Moser and Barbara Savage. 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 and <http://www.greaterwilshire.org/site/files/GreaterWilshireApprovedReorderedBylawAmendments051712Updated102612.pdf>.] Also attending: 20 Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS.

Mary Ann Biewener would like Committee Members to attend the Larchmont Village Neighborhood Association Meeting on May 10th and the public Hearing on May 16th at 9:30 a.m. about the Paramount Pictures Master Plan; she is concerned about Paramount’s plan to have digital signs.

3. ADMINISTRATIVE ITEMS (Discussion and Action).

A. New Volunteer for the Land Use Committee (Discussion and Action). Introduction of John Perfitt and possible nomination/confirmation motion.

Stakeholder John Perfitt of Citrus Square introduced himself and described his background and experience.

MOTION (by Mr. Hoffman, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee approves the nomination of John Perfitt to the Committee.

MOTION PASSED by a unanimous hand vote.

New Committee Member John Perfitt was Seated with the Committee at this time, making 10 Committee Members present (the Committee quorum is seven).

B. Review and adoption of February 23, 2016 Minutes.

It was noted that the February 23rd Meeting Minutes already were approved March 22nd; this was meant to be approval of the March 22nd Minutes.

The following correction to the March 22, 2016 Land Use Committee Minutes was requested: page five, Item #5. D.: “If a project is currently under construction there, it may be by right. Other addresses involved in this project are 5022-5026, and 5036 Rosewood Ave.” should read “Other addresses involved in this project are 5036 Rosewood Ave.”

MOTION (by Mr. Hoffman, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its March 22, 2016 Meeting as corrected.

MOTION PASSED by a hand vote; zero opposed; three abstained (Eggleston, Gresham and Stromberg).

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

Copies were distributed of the “04/26/16 March-April Early Planning Report Summaries for GWNC Area.” It was agreed to Agendize the 300 N. LaBrea Ave. Application from a Kosher Mart at Beverly.

4. OLD BUSINESS (Discussion and Possible Action).

A. 836 – 850 Crenshaw Blvd. (Discussion and Possible Action) (Kevin McDonnell). Update on a proposed new 5-story, 44-unit condominium bldg. Initially presented in February 2015. Presented again in March, 2016, with revised plans and confirmation of outreach with nearby neighbors in the adjacent Boulevard Heights historic district. Committee members felt designs have improved since the first review, but expressed continuing concerns about the height of the wall along the front sidewalk, as well as a desire to see more landscaping details. Committee voted to oppose the project as presented, and asked the developers to return with a more detailed landscaping plan.

Mr. McDonnell displayed renderings and elevations and described the R-3 zoned project. They seek a density bonus. The front landscaping would be three to 3 ½ feet tall. A single-family HPOZ [Historic Preservation Overlay Zone] home is behind it; he said adjacent blocks are not HPOZs. He said a consultant’s conclusion was that “there are no adverse impacts” on the HPOZ home.

Committee Member Patricia Carroll arrived at this time, making 11 Committee Members present (the Committee quorum is seven).

Mr. McDonnell said there would be four very-low-income units and that the developer talked “well over a year ago” with the neighbors behind the project. Mr. Gresham reported that the developer has not met with the Wilshire Park Neighborhood Association or other neighbors. He explained attempts to clean and maintain the property until construction starts.

MOTION (by Mr. Gresham, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board reconfirm its earlier opposition to the proposed new 5-story, 44-unit condominium building project at 836 – 850 Crenshaw Blvd. as presented.

AMENDMENT to the MOTION (by Ms. Stromberg, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee adds the wording “and that the developer meet with adjacent communities to get their feedback.”

AMENDMENT to the MOTION PASSED unanimously by a hand vote with eight in favor; three opposed; zero abstained.

AMENDED MOTION PASSED unanimously by a hand vote with eight in favor; three opposed; zero abstained.

[The next Agenda Item addressed was #5. E.]

- B. 117 N. Manhattan Pl. (Discussion and Possible Action) (Taik Kim). Update on an application for construction of an 8-unit small lot subdivision at 117 N. Manhattan Pl. First presented at 1/16. LUC meeting. Committee members asked that changes be noted in Application docs and that developers do neighborhood outreach before returning for a vote.

[This Agenda Item was addressed after Item #5. E.] No presenter was present and there was no presentation or Motion made or vote taken.

- C. 901 Gramercy tentative tract to build 21 Condominiums 9-2 br. and 12-3 br. (Discussion and Possible Action) (Taik Kim). Surveyor appeared at March meeting but was not prepared to present. Was asked to return with plans and details of the project.

Copies were distributed of a landscape plan, renderings were displayed and a presentation was made. The structure on site was demolished last month. The four-story project at the southwest corner with 9th St. is by right and there is no Variance request. Parking will be subterranean. Four-story buildings are adjacent. They applied for a Tentative Tract Map; no Hearing date has been set. Ingress and egress will be off 9th St. No Motion was made or vote taken.

- D. 4807-4813 W. Oakwood (Discussion and Possible Action) (King Woods). Presented at March LUC meeting. Discussed design details, materials and landscaping. Committee asked applicant to return with updates as plans progress.

Mr. Wolf relayed that Mr. Woods requested and it was agreed to TABLE this Item.

- E. 4001 W. 6th Street (Discussion and Possible Action) (Hana Oh). Application for a CUB for a full line of alcoholic beverages in conjunction with restaurant use. Applicant made an initial presentation at the March LUC meeting, but didn't have full information.

Ms. Oh presented. They want to extend the closing time two hours from midnight to 2:00 a.m. There would be 134 interior seats and 13 required and provided parking spaces. There is valet parking. Mr. Gresham was concerned whether there was enough street parking. The restaurant owner does not want any more karaoke. They have Korean and American food. Alcohol would be available by the glass or bottle. Their Hearing will be May 10th.

MOTION (by Mr. Farha, seconded by Mr. McManus): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the CUB application for a full line of alcoholic beverages in conjunction with restaurant use at 4001 W. 6th Street.

MOTION PASSED by a hand vote with six in favor; five opposed; zero abstained.

- F. 5022 - 5026 W. Rosewood Ave (Discussion and Possible Action). (Dan Daneshrad) This address had a Density Bonus Application for a 22-unit development, which was terminated last year at the request of the developer. Since then the project has had the address 5030 - 5032 associated with it, but a Zimas search shows no new applications or case numbers. Developer does have an excavation permit that requests excavating within 0.3' (3/10ths of a foot) from the lot line. As of 4-18-16 no new entitlement applications have been filed. Unclear whether current construction is for the old density bonus project or a new one, and whether or not there are any entitlements necessary.

It was noted that the correct address is 5030-5032 W. Rosewood Ave., not 5022-5026. No presenter was present and there was no presentation or Motion made or vote taken.

5. NEW BUSINESS (Discussion and Possible Action)

- A. 125 S. Wilton Drive (Discussion and Possible Action) (Vanessa Withers). Initial presentation of an application to designate a single family residence as an Historic Cultural Monument.

Ms. Withers, of Historic Preservation Partners, presented, reporting the City recommended historic status for the structure. "It's a Craftsman-style residence built in 1905 . . . that is a National Historic District."

MOTION (by Ms. Eggleston, seconded by Ms. Stromberg): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application for Historic Cultural Monument status for the residence at 125 S. Wilton Dr.

MOTION PASSED unanimously by a hand vote.

- B. 211 S. Muirfield Road (Discussion and Possible Action) (Vanessa Withers). Initial presentation of an application to designate a single family residence as an Historic Cultural Monument

Ms. Withers presented, reporting that the 1926 structure is “Monterey revival-style . . . it’s an 8,000 square foot house.” She explained the designation process.

MOTION (by Ms. Eggleston, seconded by Mr. Perfitt): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application for Historic Cultural Monument status for the residence at 211 S. Muirfield Rd.

MOTION PASSED unanimously by a hand vote.

- C. Proposed New Ordinance on Home Sharing and Short-Term Rentals (Discussion and Possible Action) (Michael Glesne). Initial presentation and discussion of a proposed new ordinance to regulate short-term rentals in the City of Los Angeles (per CF-16-1435-S2).

Mr. Hoffman said the Hearing will be May 21st. There is a June 6th comments deadline. Mr. Perfitt will report at the May [11th] Board Meeting. No Motion was made or vote taken.

- D. 401 N. McCadden Place (Discussion and Possible Action) (Lauren Lunzer). Initial presentation of plans for a Day Care Facility in a single-family home in the Hancock Park HPOZ.

Ms. Lunzer said she was at this Meeting at the suggestion of Cindy Chvatal-Keane. Ms. Lunzer noted that it is a Family Day Care, not a “Day Care Facility.” Since 2002, they serve 12 children in-home, though she said “it’s not a business, per se.” They requested to meet with the HPOZ Board and are on the Homeowners Association Agenda, and they spoke with the Block Captain. They also met with the City Building and Safety Dept. They have support letters from adjacent neighbors. She said they only are changing the garage door to patio doors and not establishing any additional plumbing, etc. They blocked off a two-car garage space of around 400 square feet for a children’s play area and repaired and painted the garage drywall. The hours of operation are 9:00 a.m. – 1:00 p.m. No Motion was made of vote taken.

- E. 4680 Wilshire Blvd./Farmer’s Insurance Building (Discussion and Possible Action) (Brookside neighbors and CIM Project Manager Clyde Wood). Discussion of proposed earthquake retrofit work by CIM developers at the historic Farmers’ Insurance building. Requested by GWNC President Owen Smith at the March Board meeting. 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.

Mr. Wood presented, saying “the building is unsound structurally.” He reported that Farmers Insurance’s earlier study indicated there is a 35% chance of loss if there was a seismic event; “the industry standard is 20%.” He stated that “we support landmark status for this building” which “would be considered concurrently with the entitlement process.” The City “won’t sign off on the [demolition] Permits” while there is a “pending CEQA [California Environmental Quality Act] process.” He said CIM is “trying to make the building safer, not tear it down . . . we’re committed to waiting . . . it’s not something we’re going to fight.” No Motion was made or vote taken.

F. 924 S. Mansfield Ave. (Discussion and Possible Action) (David Shaw). Initial discussion of an over-height wall that has already been built and owner would like to legalize. Sycamore Square Neighborhood Association has requested review of the case.

Mr. Shaw displayed elevations and photos and presented for the owner. A six-foot wall is “right in back of the property line” adjacent to the sidewalk. The Committee noted that up to 3 ½ feet in height is allowed by the City. Mr. Shaw reported that there are a number of unpermitted walls and other structures in that block and that a number of neighbors support the owner’s request. He said they sent a packet to the City Building and Safety Dept. and the Sycamore Square Neighborhood Association, and are in the process of getting a Permit.

MOTION (by Ms. Eggleston, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the entitlement Variance request for an existing six-foot wall at 924 S. Mansfield Ave.

MOTION PASSED by a hand vote with 10 in favor; one opposed; zero abstained.

6. COMMITTEE MEMBER REPORTS (Including Discussion and Possible Action)

A. Transportation Committee Liaison Report (Stromberg). Update on local transportation issues GWNC is monitoring.

Ms. Stromberg reported that the next Transportation Committee Meeting will be Monday, June 6th at 7:00 p.m. here in the Youth Room. She describe upcoming Metro Purple Line construction.

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

A. New Draft of BMO Revisions Released. Community meetings scheduled (see handout); will Agendize for May LUC meeting.

Mr. Wolf noted the above.

B. Possible agenda items for upcoming meeting:

i. 700-716 S. Manhattan Pl, 701-711 S. Western Ave and 3814 W. 7th St. - New Density Bonus application for a new 2-story, 40 unit mixed-use project

- ii. 7000-7024 W. Melrose Ave - Density bonus with on-menu incentives for a 40-unit, 2-story residential development.
- iii. 304 N. LaBrea - Requesting a CUB for full line of alcohol sales for off-site consumption
- iv. 612 S. Norton and 4055 W. Wilshire Blvd. - Updates on plans for townhouses and condominiums
- v. 800 S. Lorraine - Update on an application for a tract map to allow construction of a new 8-unit condominium building
- vi. 520 N. LaBrea - CUB for a CUB for a full line of liquor sales for on-site consumption at the Lyric Theatre. Application has not been filed yet.
- vii. 3607 W. Olympic Blvd. - Application for a Tentative Tract Map to build a 6- unit Small Lot Subdivision project
- viii. 5555 Melrose Ave. - Paramount Pictures Master Plan project
- ix. 5143 W. Maplewood - Application for Density Bonus for construction of a 5- story 34-unit 56' high apartment Building
- x. 518 N. Gramercy - Application for Density Bonus for construction of a 4- story, 65-unit apartment building
- xi. 6926 Clinton St. - 546 N. Sycamore - 4-unit SLS
- xii. 712-718 N. Hudson - Tentative Tract Map and Density Bonus for a 23-unit condominium

Mr. Wolf noted the above.

8. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS.

Ms. Stromberg reported that a structure at 800 S. Windsor, in an HPOZ, was fire-damaged and that a demolition Permit was requested; weather is increasing the damage. Ms. Eggleston announced that she is hereby resigning from the Committee and will nominate Sue Horwitz to be on this Committee. Mr. Farha announced that he is resigning by June as Committee Secretary; he will continue as a Committee Member.

9. ADJOURNMENT

MOTION (by Ms. Stromberg, seconded by Mr. Perfitt): to **ADJOURN** the Meeting.

MOTION PASSED with zero opposed or abstained.

The Meeting was **ADJOURNED** at 8:44 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>.