



Greater Wilshire Neighborhood Council Land Use Committee

April 28, 2015

MINUTES

Approved by the Committee 5/26/15

**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, April 28, 2015, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:41 p.m.

B. Roll call (Barbara Savage)

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

It was agreed to Table approval of the Minutes.

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

Copies were distributed of and Ms. Savage reviewed the “04/28/15 Early Planning Report Summaries for GWNC Area.”

[There was no Item #3. C. on the Agenda.]

D. Review of new demolition permits in GWNC area

i. 428 S. Mansfield Ave.

GWNC Administrative Consultant Elizabeth Fuller reported that “we are now receiving demolition permits notices.” She reviewed the above and noted that this is in the LaBrea-Hancock neighborhood.

ii. 822 S. Citrus Ave.

Copies were distributed of the “Notice of Proposed Demolition.” Ms. Fuller noted that this is in the Sycamore Square neighborhood.

*Committee Member Caroline Moser arrived at this time, making 12 Committee Members present (the Committee quorum is nine).*

Ms. Fuller noted that “neighbors are applying for an HPOZ.”

iii. 700 S. Manhattan Pl./721 S. Western Ave.

Copies were distributed of the “Notice of Proposed Demolition.” Ms. Fuller reported that all three above properties may be demolished within a month. There was discussion of what is allowed and what may happen under the Interim Control Ordinance (ICO).

#### **4. 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 an application to replace 9 single-family residences with a new 5-story, 88-unit apartment building over garage levels at **501-543 N. Wilton**. (John Reed)

Copies were distributed of the “Density Bonus, Site Plan Review” application. Forty-four units are one-bedroom (700 square feet) and 44 units are two-bedroom (900-1,000 square feet). Architect Mr. Reed displayed renderings and presented with developer representative Jake LeJay. Mr. Reed described the project at Clinton and Maplewood.

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

They are required to provide 132 vehicle and 88 bicycle parking spaces. There would be four-foot tall trees in front and street-level and underground parking with “no vehicular access from Wilton Avenue.” Mr. Reed said “we did a traffic study” and “an environmental review with an MND.” The project is “nine separate lots”; across the street “it’s all single-family but multi-family zoned” R-3 and all those properties already are bought. Eight very low-income units (four one-bedroom and four two-bedroom) are expected to rent for \$650-\$850 per month with the same square footage and finishes as the other units. He said they are asking for “one incentive only . . . height . . . a non-menu item . . . we’re staying within the 3.0 FAR . . . we’re proposing one story higher, 11 feet . . . no variance.” The building behind the project is three stories tall. Mr. LeJay said “it’s 30 feet from the original property line, which is deeper than the current property setbacks. There was discussion of whether “improvements” are required by the City and whether the

street needs to be widened. He indicated that they are not going to try to have the City disallow overnight parking along the front of the building. Mr. Reed said “there’ll be absolutely no driveway aprons on Wilton.” There was discussion of parking and traffic considerations. There would be 15-foot setbacks along the side streets. The project would have “a huge courtyard in front” with an “ADA ramp on a 5% slope.” Ms. Gilman noted possible pedestrian/parking/traffic scenarios. Mr. Wolf noted that “the Applicant is being requested to make a 15-foot dedication with no improvements.” Mr. Kaliski described possible design improvements. Mr. Reed said “this is a sketch-up model . . . the intent was to . . . get some feedback.”

*Committee Member Patti Carroll arrived at this time, making 14 Committee Members present (the Committee quorum is nine).*

Ms. Lombard encouraged “to take some elements of existing buildings” in the design.

**MOTION** (by Mr. Kaliski, seconded by Ms. Lombard): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the developer who filed the application to replace nine single-family residences with a new five-story, 88-unit apartment building over garage levels at 501-543 N. Wilton return to the Committee to show the developer’s responses to the improvements suggested by the Committee.

**MOTION PASSED** by a hand vote; three opposed.

- B. Initial presentation, discussion and possible action on an application for a Vesting Tentative Tract Map for a new 8-unit condominium building at **800 S. Lorraine** (Kamran Kazemi, Frank Toloui)

*[This Agenda Item was tabled briefly to allow the project representative time to arrive, then addressed after Item #4. F.]* Copies were distributed of the “Subdivider’s Statement” and related documents. Architect Mr. Toloui displayed site plans and explained that “eight feet of this land has been added to the sidewalk” and the City is “not asking for improvement.” The site has been vacant since at least 2005 and is in an HPOZ. There would be six two-bedroom and two three-bedroom units. Project Engineer Mr. Kazemi explained that Eight St. “is over-dedicated by eight feet . . . we’re not going to change the sidewalk at all.” They are asking to recover five feet of the property. There was discussion of possible property recovery solutions while respecting neighborhood setback standards. He indicated they want to design setbacks to what they should be, not what nearby buildings have. Committee Members were concerned that the design is not in keeping with the surrounding neighborhood. Mr. Kazemi said a city hearing date is probably at least eight months away, so “we have plenty of time to come back and figure this out.” No Motion was made or vote taken. Ms. Moser noted that the project is also under review and discussion by the local HPOZ board.

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

Copies were distributed of the Preliminary Parcel Map application. Mr. Gibbs and Mr. Trude displayed a site plan and renderings and presented, saying “there’s two at the front and two at the back . . . each unit is about 2,000 square feet” and “around 40 feet high.”

“The sleeping units are on the top” and the living rooms are above the garages; there will be no roof decks. It has a five-foot rear setback as required. They are not requesting any special privileges. The Hearing is May 20<sup>th</sup>.

**MOTION** (by Mr. McManus, seconded by Mr. Kaliski): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application to construct a three-story, four-unit Small Lot Subdivision project at 5016 W. Rosewood Ave. as presented.

**MOTION PASSED** by a hand vote; two opposed.

- D. Initial presentation and discussion of USC student research project on **transit-oriented development near the Wilshire/Crenshaw intersection in the Park Mile Specific Plan area.** (Byoungjun Kim)

No presenter was present and no presentation or discussion was made.

- E. Initial presentation, discussion and possible action on an application for a Density Bonus apartment project at **801-903 N. Hudson** (Michael Cohanzad) MND was adopted, and two on-menu incentives approved, in February, 2015.

It was noted that the project is at **801-813 N. Hudson**, not 801-903. Copies were distributed of the “Director’s Determination” about the project. The representative said it would be a 34-unit apartment building replacing one single-family home and eight apartment units. The project already is approved including three very-low income units. The building would be four stories high with a subterranean garage. Sixty-five parking spaces are required; 71 would be provided. They are asking for two incentives including a 20% reduction of the front yard. No Motion was made or vote taken since the project has already been approved by the city. Committee members asked why this project came to us so late in the approval process, and Ms. Fuller replied that the representatives had been invited every month for more than a year, but didn’t schedule a presentation until this month. Mr. Kaliski proposed agendaing a vote next month on a new policy for the Committee, stating that the Committee will schedule votes on any project for which the applicant was invited to present three times without responding.

- F. Discussion and possible action on a **City Council Motion (CF 14-1325)** to create and implement “a value capture policy that would establish a nexus between discretionary land use entitlements and affordable housing” and provide “recommendations aimed at reducing the cost associated with housing production, such as streamlined discretionary land use entitlements and flexible alternatives to development requirements, such as open space and parking.” Other NCs (see handouts) have expressed concern that the “streamlined” menu and entitlement system could eliminate valuable public hearings and other opportunities for community input.

Copies were distributed of the City Council Motion and related documents. Mr. Kaliski explained that this is the beginning of the City’s effort to determine the value of entitlements and affordable housing policy, not only noting the number of units. He said this is an important conversation, but still preliminary since no actual ordinance has been drafted yet. He suggested withholding comment until an ordinance is presented for input.

Mr. Wolf explained that the purpose is to shorten approval time and to support affordable housing, and maybe also to help determine fee requirements and possible alternative housing. No Motion was made or vote taken.

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

- A. Status update on application for Density Bonus project at **5022-5026 Rosewood Ave.** (Fuller) Applicant Frank Afari reported Density Bonus request has been removed from project, which is now fully by right. City termination letter issued on January 15, 2015 (see handout), confirms the Density Bonus application has been terminated. No other active entitlement applications.

Copies were distributed of a letter from the Zoning Administrator. Ms. Fuller noted the above and reported that she spoke with Mr. Afari.

- B. Status update on application for Density Bonus project at **5036 Rosewood Ave.** (Fuller) Applicant Frank Afari reported that project has been terminated. City planner assigned to the case confirms that the applicant has requested an official hold on the application (as of April 7), but case has not been officially terminated yet.

Ms. Fuller noted the above, saying the hold is still in effect and “there’s nothing else happening at the moment.”

- C. Update, discussion and possible action on **ICO** to prevent teardowns in several GWNC-area neighborhoods, and specific terms for neighborhoods such as Larchmont Heights (Gilman)

Copies were distributed of City Council Resolutions and other documents relating to the ICO. Ms. Gilman explained the issue. The temporary ICO would be extended 22 months. Ms. Savage encouraged attending an upcoming Hearing and contacting the City Council. She will email language to Committee Members. She described the latest City Council discussion. No Motion was made or vote taken.

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

- A. Update on application for “Café Entertainment/Show” police permit at **4001 W. 6th St.** (Fuller) Police department confirmed application is for a karaoke permit for a karaoke bar (Story) already in operation at the location (website and Yelp reviews confirm it’s been active for several years). To date, no objections to the application have been filed by any agencies that received/reviewed it. Location has had a full-line liquor CUB since the 1990s.

Copies were distributed of the Permit application. Ms. Fuller reported that this is a “Café Entertainment/Show” permit application, and NOT a “Café Entertainment/Show Adult” permit application, which is very different. “It’s a karaoke Permit for a bar that’s had karaoke for years’; and there have been “no negative comments” from City agencies. She noted that this is the first time this kind of thing has been brought to Neighborhood Councils.

- B. Transportation Committee Liaison Report (Stromberg) Update on transportation issues GWNC is monitoring, as well as next TC meeting info.

Ms. Stromberg reported that the Committee met April 6<sup>th</sup>; the next Meeting is June 1<sup>st</sup>. She described the City's General Plan Transportation Mobility Element; the final EIR will be submitted May 15<sup>th</sup>. She suggested that the Committee may want to ask applicants to review the Mobility Plan. Funding is available for Hancock Park concrete street repairs. City Bureau of Engineering staff will present about construction sites sound buffering.

## **7. COMMITTEE & STAFF MEMBER COMMENTS/ANNOUNCEMENTS**

- A. Recent sale of and possible plans for single-family home at **222 N. Manhattan Pl.** (Carroll) Single family home recently sold to buyer who plans to replace it with apartments. No applications or permits filed yet.

Ms. Carroll noted the above and that the developer has contacted surrounding neighbors but not yet filed any entitlement or permit applications

- B. Possible agenda items for upcoming meetings

- Update on construction of a new 5-story, 44-unit condominium building at 836-850 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)
- 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 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
- Application for 24-hour operation and a CUB for beer and wine sales at a new 7-Eleven store at 5273 W. Olympic Blvd.
- Required Plan Approval application (for periodic review of compliance with terms of existing CUP) for Yavneh Academy, 5353 W. 3rd St.

Mr. Wolf noted the above.

- C. Next meeting: Tuesday, May 26, 2015

Mr. Wolf noted the above.

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

Ms. Gilman requested to Agendize a policy Item. There was discussion of how to improve receipt of government notices about projects. Mr. Kaliski noted the need to focus on projects' adherence to Community Plans.

## **9. ADJOURNMENT**

**MOTION** (by Mr. McManus, seconded by Ms. Savage): to **ADJOURN** the Meeting.

**MOTION PASSED** with none opposed.

The Meeting was **ADJOURNED** at 9:14 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.