



Greater Wilshire Neighborhood Council Land Use Committee  
May 24, 2016  
MINUTES

Approved by the committee on June 28, 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, May 24, 2016, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:34 p.m.

B. Roll call (Philip Farha)

Secretary Philip Farha called the roll. Seven of the 13 Committee Members were present at the Roll Call: Philip Farha, John Gresham, Joseph Hoffman, Caroline Moser, John Perfitt, Julie Stromberg and James Wolf. Patricia Carroll, Mike Genewick and Karen Gilman arrived later. Dick Herman, Jeff McManus and Barbara Savage were absent. 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: 28 Stakeholders and guests.

C. Welcome and Approval/Seating of New Committee Members Sue Horwitz (Board Alternate for Area 11/Sycamore Square) Rory Cunningham (Resident of St. Andrews Square)

[*This Agenda Item was addressed after Item #4. D.*] Mr. Cunningham, a St. Andrews Square resident and Sycamore Square Neighborhood Association Board Member, introduced himself and described his background.

**MOTION** (by Mr. Gresham, seconded by Mr. Perfitt): The Greater Wilshire Neighborhood Council Land Use Committee accepts Rory Cunningham as a Member.

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

*Mr. Cunningham was Seated with the Committee at this time, making eight Committee Members present (the Committee quorum is seven).*

D. Election of new Committee Secretary

A volunteer is needed; Mr. Farha will continue until someone else volunteers.

*Committee Member Patricia Carroll arrived at this time (6:36), making eight Committee Members present (the Committee quorum is seven). (This was before above Item #1. C.)*

**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 April 26, 2016 Minutes.

The following corrections to the April 26, 2016 Land Use Committee Minutes were requested: page three, Item #4. A.: “or other neighbors” should read “and has only directly met with two adjacent neighbors”;

*Committee Members Mike Genewick (6:39) and Karen Gilman (6:40) arrived at this time, making ten Committee Members present (the Committee quorum is seven).*

and page four, Item #4. F.: the sentence “Unclear whether current construction is for the old density bonus project or a new one, and whether or not there are any entitlements necessary,” which was copied from the Agenda, should be deleted.

**MOTION** (by Mr. Gresham, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its April 26, 2016 Meeting as corrected.

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

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

Copies were distributed of and the “05/24/16 April - May Early Planning Report Summaries for GWNC Area” was reviewed. It was agreed to Agendize for discussion projects at 813 N. McCadden Pl., 953 S. Citrus Ave. and 3875 W. Wilshire Blvd.

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

A. 4807-4813 W. Oakwood (Discussion and Possible Action) (King Woods & Kenneth Ree) Tentative Tract Map for a 4-story, 18-unit condominium project. Presented at March LUC meeting. Discussed design details, materials and landscaping. Committee asked applicant to return with updates and material samples.

Copies were distributed of a packet including the Tract Map Application, renderings and site plans. Mr. Ree displayed renderings and explained project features. It would be the largest multi-unit building on that block and have two-bedroom, 2 ½-bath units with “extra soundproofing.” The more than 45-foot by right height would have an elevator shaft rise above it. He said “I didn’t have any objections to the project” from two next-door neighbors or the single-family residence behind. A six-unit condo is being built behind. Committee Members were concerned with about the compatibility of the design and materials with the neighborhood. There was discussion of what the Committee can or should do.

**MOTION** (by Mr. Farha, seconded by Mr. Perfitt): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support as presented the application for a Tentative Tract Map for a 4-story, 18-unit condominium project at 4807-4813 W. Oakwood.

**DISCUSSION:** Ms. Moser “would like it to be calmer” and have a “more unifying theme . . . [with] reference to the other neighbors.”

**MOTION PASSED** by a hand vote with five in favor; three opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes).

*Committee Member Julie Stromberg left at this time (7:30), making seven Committee Members present (the Committee quorum is seven).*

- B. 117 N. Manhattan Pl. (Discussion and Possible Action) (Taik Kim). Update on an application for construction of an 8-unit Small Lot Subdivision. 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. No presenter was present and no Motion was made or vote taken.
- C. 901 S. Gramercy (Discussion and Possible Action) (Taik Kim). Tentative tract to build 21 Condominiums 9-2 br. and 12-3 br. Surveyor appeared at March meeting but was not prepared to present. Was asked to return with plans and details of the project. No presenter was present and no Motion was made or vote taken.
- D. 5555 Melrose Ave (Discussion and Possible Action) (Mary Ann Biewener). Paramount Pictures Master Plan project. Presentation of neighborhood concerns regarding FEIR, by neighbor who lives south of the project on the 600 Block of N. Plymouth Blvd. Ms. Biewener distributed information handouts, displayed photos and said “these are the same posters that were presented at the Larchmont Village Neighborhood Association meeting.” She said the project would have “digital billboards running 24 hours a day, 150 feet from a residential neighborhood . . . 20 feet by 30 feet . . . on the corner there” would be a “scrolling billboard . . . they change every eight seconds.” She reported that most of the public comments on the 200-page Final Environmental Impact Report were on these concerns, the biggest being “the out-of-context building . . . at the end of the street” and the traffic that would come with it, “and then the digital signs . . . the light pollution.” She believed the billboards to be “out of context with the neighborhood.” She described possible “major impact” on the nearby residential neighborhood of the current traffic plan. The proposed 45-foot high parking structure would have rooftop parking; she asked “why are we having a parking structure in a residential neighborhood?” She said the only other tall buildings in the neighborhood were built in 1964 and 1926; all others are covered by an Interim Control Ordinance and work is being done to eventually make it a Historic Preservation Overlay Zone.

Stakeholder Maggie Pena was strongly opposed to the location of the proposed parking structure on Bronson, saying “it’s ugly . . . it’s a box.” She noted that the Warner’s studio

has a 15-foot setback with landscaping; this would have a five-foot setback with no landscaping. She urged building the garage underground. No Motion was made or vote taken.

- E. 5030 (5032? 5036?)W. Rosewood Ave (Discussion and Possible Action). (Dan Daneshrad). Part of the parcel at this address (5036) 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. No presenter was present and no Motion was made or vote taken.
- F. Second draft of City's Revision to Baseline Mansionization Ordinance (Discussion and Possible Action). In April, the City released a new draft of proposed revisions to the Baseline Mansionization Ordinance, which remove some provisions of the first draft (e.g. inclusion of attached garage space in overall square footage calculations), and added some new provisions (e.g. requirements for encroachment planes and side wall articulation), which some advocates feel have moved the new draft in the wrong direction. Copies were distributed of an article about this.

**MOTION** (by Ms. Gilman, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council Land Use Committee reaffirms its previous position to recommend that the GWNC Board support the following resolution: The Greater Wilshire Neighborhood Council would like to acknowledge the progress made so far in drafting amendments to the Baseline Mansionization Ordinance. We endorse measures to reform and strengthen these ordinances. We appreciate the City Council motion by Councilmember Koretz, adopted by City Council in May, 2014 to close the loopholes.

1. We support:
  - a. Reforming and strengthening the BMO/BHO Ordinances
  - b. Closing the loopholes that presently undermine the Ordinances
  - c. Reducing the base FAR
  - d. Including attached garages when calculating floor area (except where hillside topography is an issue)
  - e. Counting uncovered patios, breezeways, and balconies as floor space
  - f. Basing the "proportional stories" bonus on the net footprint of the first floor, excluding any uncounted floor space.
  - g. Eliminating of the bonuses of 20% of base FAR previously granted for "green" building materials, "articulated" walls, and proportional stories.
2. We object to granting of additional bonuses to applicants by the Planning Department outside of the BMO language. We oppose discretionary 10 percent "adjustments" made by zoning administrators, NOT because they're never appropriate, but because we support open and transparent public hearings, opportunities for public comment,

and timely notification of requests and proposals. Bonuses should be subject to public review by the Planning Dept.

3. We would like to add our great concern and desire for City Planning and the City Council to craft language that takes into account the specific needs of specific neighborhoods, particularly in the area of FAR formulas, footprint of the single family residences in question, and context of the neighborhood.
4. In this way, the GWNC finds the BMO ordinance amendments may offer the protections our Greater Wilshire neighborhoods need, particularly those with time-limited ICO status and those with no protective status, to maximize the neighborly environment while at the same time allowing for reasonable growth.
5. We encourage the City to move forward to approve thoughtfully amended BMO/BHO ordinances.

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

- G. Proposed New Ordinance on Home Sharing and Short-Term Rentals. (Discussion and Possible Action). Topic was agendized last month, but City representative could not attend due to limited City resources. Hearing date was Saturday, May 21. Comment deadline is June 6.

Copies were distributed of City Planning Dept. and media articles about the proposed Ordinance. Mr. Perfitt summarized the issue and listed City-proposed guidelines. Structures built before 1978 would not be subject to the Ordinance.

**MOTION** (by Mr. Perfitt, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the proposed City Ordinance on Home Sharing and Short-Term Rentals as crafted by the City.

**DISCUSSION:** An enforcement body has not yet been established.

**MOTION PASSED** by a hand vote with seven in favor; two opposed.

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

- A. 300-306 N. La Brea Ave (Discussion and Possible Action) (Dafne Gokcen). Initial presentation of a CUB application requesting to sell a full line of alcoholic beverages for off-site consumption. Market has a permit for beer and wine, and has recently expanded to an adjoining unit in the mini-mall.

Copies were distributed of the Application. Representative Arick Salmea described the project; Rabbi Gavriel Hershoff was present. Mr. Salmea said “it’s a kosher market . . . which caters to the orthodox Jewish community . . . there’s been a Type 20 License since August 2011 with no” complaints or violations and they already have many CUP restrictions. “They want to offer a bigger selection of alcoholic beverages to the Jewish community . . . hours of operation would be 7 a.m. – 9 p.m. . . . it’s not a convenience

market . . . they're looking for culture-specific items . . . it's a family-owned business . . . our Hearing's coming up on June 21<sup>st</sup>." He reported that the City Council has no objections. Another representative said "it's just a deli-to-go." He described specialized liquors and foods they sell and the limited sales area that he said "you can't see" from the street. He said "we don't sell beer . . . it's only strictly wine." Mr. Salmea said that a future tenant would have to meet new conditions. They close Fridays at 5:00 p.m. and are closed Saturdays.

**MOTION** (by Mr. Farha, seconded by Mr. Perfit): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the CUB Application of the market at 300-306 N. La Brea Ave. to sell a full line of alcoholic beverages for off-site consumption.

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

- B. 712-718 N. Hudson Ave (Discussion and Possible Action) (Alex Sobles, Leo Chan and John Friedman). Initial presentation of Tentative Tract Map and density bonus for a 23-unit condominium project.

Copies were distributed of the Application and displayed of renderings, photos and site plans. Mr. Friedman described the 35,000 square-foot, five-story project. By right it would have 17 units and be 45 feet tall; they are asking for a 66-foot total height including 10 feet for an elevator. They also are asking to increase the Floor Ratio Area from 3-1 to 3.4-1 and to reduce guest parking and bicycle parking, all in two subterranean levels with 51 tenants' vehicle parking spaces. There would be two very-low-income units. The roof would be accessible to tenants. There was discussion of project features and design. Mr. Friedman and Mr. Chan noted that this is their first presentation to the GWNC and that they are at the beginning of designing the project. Ms. Gilman would like the project to adhere or be close to the City Code of 2.25 parking spaces per unit. Mr. Cunningham noted the plan to remove at least one deodar cedar tree; the representatives indicated they would plant replacement landscaping. No Motion was made or vote taken.

- C. 953 S. Citrus Ave (Discussion and Possible Action) (Oscar Chun). Subdivision of a single-family R-1 parcel to 2 single-family R-1 parcels, and to build a second house on the divided property.

Copies were distributed of the expedited Application. Mr. Chun, representing his parents, the owners, displayed a site plan for the 10,123 square-foot parcel at the northwest corner at Olympic. The existing residence is 1,890 square feet. There would be a shared garage away from Olympic so that vehicles can be driven front-first onto Olympic. Trees on the Olympic side would be removed and, he said, "none are protected." They have not yet discussed this with the neighbors. They have a Hearing three to four months from May 2<sup>nd</sup>. Mr. Gresham urged Mr. Chun to talk with the Sycamore Square Neighborhood Association and neighbors. No Motion was made or vote taken.

- D. 565 N. Windsor Blvd – (Discussion and Possible Action) (Christopher Hilty, Michael Hilty, Gjulio Zavolta). Zone Variance to construct a one-story garage that will match the architecture of the house.

Copies were distributed of the Application, photos, a site plan and more. Mr. Zavolta presented for the Hiltys, the owners, about the project between Clinton and Rosewood. He said the “previous owner had torn down the two-car garage . . . we want to” rebuild it and replicate the historical design. The garage would be 11’6” in height; he noted many similar structures on the block. They are requesting a Variance because “it doesn’t meet current backup requirements for one of the stalls.” He said they have support signatures of “abutting owners.”

**MOTION** (by Mr. Genewick, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Zone Variance Application to construct a one-story garage at 565 N. Windsor Blvd. that will match the architecture of the house there.

**MOTION PASSED** by a hand vote; zero opposed or 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 was not present; there was no report.

**7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS**

Mr. Farha described a neighbor’s concern about another neighbor’s home-based business. There was discussion that the appropriate Neighborhood Association can voice their concern; if needed, the City’s Neighborhood Prosecutor can help. There was discussion of enforcement opportunities and challenges.

A. Los Angeles Superior Court ruling on an appeal of a Small Lot Subdivision approval in the Melrose Area. Case may have city-wide implications. The Court ruled that the City of Los Angeles violated the rights of Los Angeles residents to due process because the City’s Planning Commission and the City Council failed to consider the appeals and instead, summarily denied them without a hearing. The Court also held that Los Angeles Municipal Code sections 17.06(A)(4) and (A)(5), which the City used to justify the denial of appeals, unlawfully conflicted with the California state Subdivision Map Act. Under the Court’s ruling, the Planning Commission and City Council must now hear and consider community members’ timely appeals of subdivision development approvals.

<http://www.citywatchla.com/index.php/the-la-beat/11069-judge-sides-with-mid-city-activistssays-la-planning-commission-and-city-council-screwed-over-neighborhood-coalition>.

Ms. Gilman 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. 518 N. Gramercy Place – Density Bonus application for a 4-story 65-unit Apartment Building with subterranean garage.
  - 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. 5143 W. Maplewood - Application for Density Bonus for construction of a 5- story 34- unit 56’ high apartment Building
  - ix. 518 N. Gramercy - Application for Density Bonus for construction of a 4- story, 65- unit apartment building
  - x. 6926 Clinton St. - 546 N. Sycamore - 4-unit SLS
  - xi. 712-718 N. Hudson - Tentative Tract Map and Density Bonus for a 23-unit condominium
  - xii. 813 N. McCadden Place - One parcel into 4 single family parcels and an adjustment for 34’ in lieu of 30’
  - xiii. 632 S. Arden Boulevard – Existing 2,569 sf single-story residence in an HPOZ to add 623 sf to the first floor and a 22 ft. high second floor with 1,502 sf of second floor addition. Total completed sf will be 4,693.
  - xiv. 6926-6932 W. Clinton Street – SLS of a maximum of 4 small lot homes
  - xv. 836 S. Crenshaw – construction of a new 5-story-, 44-unit condominium building
- The above was noted.

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

No requests were made.

**9. ADJOURNMENT**

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

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

The Meeting was **ADJOURNED** at 9:31 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>.