



Greater Wilshire Neighborhood Council Land Use Committee  
May 26, 2015  
MINUTES  
Approved by the Committee 6/23/15

**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, May 26, 2015, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:46 p.m.

B. Roll call (Barbara Savage)

Secretary Barbara Savage called the roll. Seven of the 16 Committee Members were present at the Roll Call, which is not a quorum: Ann Eggleston, Mike Genewick, Karen Gilman, John Gresham, Dick Herman, Barbara Savage and James Wolf. Patricia Carroll, John Kaliski and Greg Wittmann arrived later. Six Committee Members were absent: Alan Bernstein, Joseph Hoffman, Patty Lombard, Jeff McManus, Caroline Moser 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 nine, so at this time the Committee could only have discussions without making any Motions or taking any binding votes. Also attending: 12 Stakeholders and guests.

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

Sallie Higgins of the South Hollywood Neighborhood Council read aloud a letter she wrote regarding the the posting of signs by the South Hollywood Neighborhood Association, discouraging homeowners from selling their homes to developers for Small Lot Subdivision projects, which she requested to be Agendized for a vote at next month’s meeting. Wayne Korn, who lives adjacent to 932 and 938 Grammercy Place, described his concerns about demolition and excavation notices he has received for those properties, indicating that digging will be deeper than the surrounding building foundations. Ms. Fuller explained that ZIMAS and the Planning Department tracking sites do not show any entitlement requests for these properties, and Ms. Savage added that the L.A. Dept. of Building and Safety (LADBS) website also has no information about it. Mr. Wolf suggested that Mr. Korn write to various city agencies and representatives with his questions and concerns.

*Committee Members John Kaliski and Greg Wittmann arrived at this time, making a quorum of nine Members present. Now the Committee could take binding votes on Agendized Items.*

*Committee Member Patti Carroll arrived at this time, making 10 Committee Members present (the Committee quorum is nine).*

Ms. Savage encouraged visiting the LADBS Property Activity Report [Permit and Inspection Report] web page [[https://www.permitla.org/ipars/The\\_index.cfm](https://www.permitla.org/ipars/The_index.cfm)], then typing in the project address.

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

A. Review and adoption of March 24, 2015 Minutes

The following correction to the March 24, 2015 Land Use Committee Minutes was requested: page five, Item #5. B.: “Larchmont Village Association” should read “Larchmont Boulevard Association.”

**MOTION** (by Mr. Gresham, seconded by Ms. Eggleston): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its March 24, 2015 Meeting as corrected.

**MOTION PASSED** by a hand vote with no objection.

B. Review and adoption of April 28, 2015 Minutes

**MOTION** (by Ms. Gilman, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its April 28, 2015 Meeting as written.

**MOTION PASSED** by a hand vote with no objection.

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

Copies were distributed of and Ms. Savage reviewed the “05/26/15 Early Planning Report Summaries for GWNC Area.” Requests were made for more information about the project at 850 N. Sycamore Ave., and committee members requested information about the “Mills Act Exception” designation for 514 N. McCadden Pl.; 211 S. Muirfield Rd.; and 464 N. June St.

C. Review and possible action on new demolition permits in GWNC area

No demolition permits were noted.

**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 for a **CUB to allow “instructional” tastings of alcoholic beverages at the Ralphs grocery store at 260 S. La Brea.**

Copies were distributed of the Plan Approval Application. Applicant’s representative Alex Campbell presented and said this is a relatively new type of alcohol permit. He explained “the vendor will set up a temporary station . . . there’s age verification.” They “can only serve one type of alcohol . . . Ralph’s “does know the parameters . . . the CUP doesn’t have an expiration date . . . this is addition to the current CUP [which allows the sale of a full line of alcoholic beverages for off site consumption].” He described ABC regulations. Mr. Campbell said “the public Hearings are going to be in four-five months.” Ms. Savage described the marketing concept. Mr. Campbell said “it’s strictly the tasting only” and this would be a “Type 86 License . . . there is an employee or manager on-site that helps operate it.”

**MOTION** (by Mr. Genewick, seconded by Mr. Kaliski): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support an application for a CUB to allow “instructional” tastings of alcoholic beverages at the Ralphs grocery store at 260 S. La Brea. Tasting hours would be from 10 a.m. to 9 p.m.; store already has permit to sell a full line of alcoholic beverages.

**DISCUSSION:** Ms. Savage noted that the ATF (Federal Bureau of Alcohol, Tobacco and Firearms) has undercover agents visiting, so vendors are very careful about following the regulations when they conduct in-store tastings

**MOTION PASSED** by a hand vote; Ms. Carroll and Mr. Gresham abstained.

B. Initial presentation, discussion and possible action on an application **to install an unmanned wireless telecommunications facility atop an apartment building at 407 S. Gramercy** (Mike Mounphiphak) According to plans, installation will be visible from the street.

Copies were distributed of the Conditional Use Permit Application. Mr. Mounphiphak displayed slides and renderings and described the project. He described work to improve the appearance and the need for such an installation to enhance cell phone and internet service in the area. He described location selection criteria and said “currently, there aren’t any carriers on this site . . . the top of the antennas are going to be reaching 66 feet.” He and representative Benjamin Paxton explained the height need for the signal to go over surrounding buildings. Mr. Kaliski was concerned about having that installation on a residential building. There was discussion that the building is a currently designated historic landmark. Mr. Genewick said about the design that “this integrates it more” with the surrounding neighborhood. Mr. Paxton indicated that it would be considered “a co-location” that “at least one other carrier” could use; he described its usefulness for offloading increasing data communication needs. Mr. Kaliski emphasized the importance of accuracy “and specificity” of project drawings; Mr. Paxton replied that future drawings will be more detailed. GWNC Administrative Consultant Elizabeth Fuller reminded that the Committee adopted a telecommunications equipment policy that discourages

installations at residential sites. Mr. Mounphiphak and Mr. Paxton indicated that they will return to a future meeting with revised drawings and more information. No Motion was made or vote taken.

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

- A. 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)  
Applicant first presented project to GWNC LUC in November, 2014; has been working with Park Mile Design Review Board since then.

Ms. Fuller reported that “they did not respond to our invitation.”

- B. Update, discussion and possible action on **ICO to prevent teardowns** in several GWNC-area neighborhoods (Savage)

Ms. Savage indicated that there was no change. Ms. Eggleston reported that Sycamore Square is trying to get an ICO (Interim Control Ordinance). No Motion was made or vote taken.

- C. Motion for new policy to give the Committee the option of **agendizing applications for a Committee vote if applicants have been contacted three times without response.**

There was extensive discussion of how many non-responses should prompt the Committee to Agendize a project for discussion and possible action. Mr. Wittmann recommended Agendizing after the first non-response and notifying the Applicant. Ms. Fuller described her experience handling Applicants in regard to Agendizing their projects; she reminded that the Committee asks Applicants to first have discussed their projects with other neighborhood groups before coming to the Committee, so some delays are for valid reasons. Mr. Kaliski believed that Applicants should first discuss their projects with elected groups such as the Board Members on this Committee. There was extensive discussion of the roles and responsibilities of the Committee. It was agreed to remove the phrase “three times” from the Motion.

**MOTION** (by Mr. Kaliski, seconded by Ms. Eggleston): The Greater Wilshire Neighborhood Council Land Use Committee will have the option of Agendizing applications for a Committee vote if applicants have been contacted without response.

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

**6. COMMITTEE & STAFF MEMBER REPORTS** (including discussion and possible action items, if listed)

- A. Transportation Committee Liaison Report (Stromberg)  
Next meeting Monday, June 1.

Mr. Wolf noted the above.

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

### **A. Possible agenda items for upcoming meetings**

- Initial presentation and possible action on plans to build 6,000 square feet of retail space at **101 N. La Brea** (Matthew Wister)
- Demolition of 9 single family residences and development of a 5-story, 88-unit apartment building at **501-543 N. Wilton** (John Reed)
- Update on application for a tract map to allow construction of a new 8-unit condominium building at **800 S. Lorraine** (Kamran Kazemi, Frank Toloui)
- Update on application to build a new 5-story, 44-unit condominium building at **836-850 S. Crenshaw** (Camille Zeitouny)
- Application to demolish existing structures and build 169 apartments at **904-932 N. La Brea Ave.** (Michael Gonzales).
- 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)
- Application for a permit to sell a full line of alcoholic beverages at the new Order Fire restaurant in the Essex Wilshire-La Brea development at **5200 Wilshire Blvd.** (restaurant will be in the space at the corner of 8th and La Brea; development already has 3 liquor licenses approved; each new tenant needs review)(Wes Zelio)
- 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.

### **B. Next meeting: Tuesday, June 23, 2015**

Mr. Wolf noted the above.

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

Mr. Gresham recommended watching the Wilshire MTA schedule regarding upcoming work.

## **9. Adjournment**

**MOTION** (by Mr. Kaliski, seconded by Ms. Eggleston): to **ADJOURN** the Meeting.

**MOTION PASSED** with no objection at 8:25 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. GWNC Minutes are available at <http://www.greaterwilshire.org/site/site/?q=node/580>.