



Greater Wilshire Neighborhood Council Land Use Committee
August 25, 2015
MINUTES
Approved by the Committee 11/24/15

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, August 25, 2015, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:47 p.m.

B. Roll call (Barbara Savage)

Secretary Barbara Savage called the roll. Nine of the 15 Committee Members were present at the Roll Call: Patricia Carroll, Ann Eggleston, Karen Gilman, Dick Herman, Joseph Hoffman, Patty Lombard, Caroline Moser, Barbara Savage and James Wolf. Six Committee Members were absent: Alan Bernstein, Mike Genewick, John Gresham, Jeff McManus, Julie Stromberg and Greg Wittmann. The GWNC Land Use Committee quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) is eight, so the Committee could take such votes. Also attending: 10 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 June 23, 2015 Minutes

Mr. Wolf requested and it was agreed to postpone approval of the Minutes until the September Meeting.

B. Review of Early Notification Report

No Report was available.

C. Alan Bernstein has been absent for over twelve consecutive months. Committee needs to take action to remove him so that the official quorum numbers can be readjusted.

MOTION (by Ms. Moser, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee removes Alan Bernstein from the Committee.

MOTION PASSED by a hand vote with no opposition; Mr. Wolf did not vote.

[The quorum remained eight because now there were 14 Committee Members.]

4. Old Business (Discussion and Possible Action)

A. 407 S. Gramercy

Construction of an unmanned wireless telecommunications facility atop an apartment building. Will be visible from street. Originally supported by both LUC and GWNC Board, but Renters of building are opposed. At the Aug 12 GWNC Board meeting the Board Members voted to revisit the project and hear from both the applicant and the renters.

Ms. Savage said the Applicant has “been extremely cooperative.” The Zoning Administrator “has kept the file open” until they “have all clearances.” Julia Duncan, Planning Deputy for L.A. City District Four Councilman David Ryu (213-485-3337; Julia.Duncan@LACity.org; <http://CD4.LACity.org>), confirmed the information.

5. New Business (Discussion and Possible Action)

A. 864 S 3rd Ave SFR Addition to house 395sf at 1st floor and 576 sf on 2nd floor sfr Wilshire Park HPOZ (Paul Lee)

No presenter was present; no report or Motion was made or vote taken.

B. 7016 Melrose Ave (Starbucks)

CUZ opening hours of a new Starbucks from 0500-0000 Elizabeth Valerio.

Diagrams and a vicinity map of the project near La Brea were distributed. Representative Elizabeth Valerio said it was a comic book store. It is “about 1,200 square feet . . . the hours of operation will fluctuate, depending on the season . . . they’d like to open at 5:00 a.m. to get the morning traffic . . . there’s excess parking for that . . . southeast corner . . . that’s the only thing is the hours of operations . . . asking for 5:00 a.m. to midnight . . . it’s Wells Fargo and Starbucks for now” in that mini-mall. She said they “did noticing” and “haven’t heard anything.”

MOTION (by Ms. Eggleston, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the extension of hours for the new Starbucks at 7016 Melrose Ave. to 5:00 a.m. to midnight instead of the by right 7:00 a.m. to midnight.

MOTION PASSED by a hand vote with five in favor; two opposed; one abstained; Mr. Wolf did not vote.

C. 7000-7024 W Melrose Ave (Melrose Crossing)

Density bonus On Menu Incentives. 12.21.1 incentive for an increase in the allowable flr area by 32.5% from FAR (50,535 sf) to 1.988 FAR (66,959) sf. 2 stories residential consisting of 40 units with a roof deck over 1 level of 7500 sf of commercial and on grade parking over 3 levels of subT parking. The project is being developed in conjunction with the maintenance of existing 2 stry comm bldg on the corner of melrose and LaBrea and will be lot-tied currently used as Valet parking lot and 2 stry comm bldg proposed Mixed Use

The presenter was not able to attend; no report or Motion was made or vote taken.

D. 107 and 109 Larchmont Blvd (The Bungalow) clarification on Q condition #2 of ordinance No. 168,334 to clarify the definition of a "restaurant" under the ordinance and what the phrase "primarily for the purpose of selling food to be consumed off premises" means, which is used to classify "take-out" versus sit down restaurants. The request is to be defined such * Code Sectio relief: Q Condition #2 to exclude the definition those food service establishments in Subarea 2 in which over 50% of customer orders are made for take out service. attachment included in application. (Danny Aleshire).

The presenter had requested to present at the September Meeting. There was extensive discussion of what the Committee can, cannot or should do. Mr. Wolf recommended and it was agreed to not take any action.

E. 520 N. La Brea Application for a CUB for a full line of liquor sales for on-site consumption at the existing Lyric Theater (Kiyoshi Graves)

Ms. Gilman explained that "it's a pre-application." She described the project and renovations. It was said that a "newsletter goes out to within about a one-mile radius" that informs Stakeholders. They are "considering having a dancing component." Aaron Earl, Director of Operations, said "the venue is very family-oriented." The Theatre shows mainly comedy and music and has a Sunday children's theatre class. For-profits and non-profits use the building. They are working with three neighbors about reducing air conditioner noise. He said "nobody's allowed in the back door of our venue after 6:00 p.m."; they "have two security stations in the back . . . there's security standing at the back door." He said "our work hours are from noon to 6:00 p.m. . . . our show hours are from about 7:00 to midnight." They have valet parking. No Motion was made or vote taken.

F. 408 N. Plymouth Neighborhood opposition to hardship exemption.

Owner Tyler Denk and Designer Rob Diaz presented. Mr. Denk plans to live in the house. It is 1,575 square feet plus a garage/studio; Mr. Denk said "the new house is about 3,200 square feet." Escrow opened March 23rd. They said "we were told multiple times" by the City that the ICO [Interim Control Ordinance] would not affect the project. The City accepted payment after the ICO started. Mr. Denk said his "financial hardship is quite a bit different from Josh" Brooks. He described extensive financial commitments already made. The home is not yet habitable. Mr. Diaz described asbestos and more problems.

They assured that, if they build a wall or fence, the height would not exceed the allowed 42". Mr. Denk said "there's cypress trees about 40 feet tall" and indicated that the neighbor to the south supports the exemption. Stakeholder Peter Duchesneau has lived next door since 1999 in a 1,400 square foot home. He opposes the project because City Ordinance limits expansion to "no more than 120%" of its current size. He said "this proposed home would completely dwarf our home . . . and completely change the neighborhood." He is "really worried about the domino effect" and said his "other next-door neighbor is 100 years old." He believed the home would be flipped, not lived in. He distributed copies of his research and said "the home appears to be for an investment." Mr. Duchesneau said he "checked with the Larchmont Village Neighborhood Association; they have not taken a position" despite the Applicant's claim. Ms. Carroll was concerned that the Applicant does not live in the house, while the Brooks' have lived in their home for 12 years.

MOTION (by Ms. Lombard, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board not support the hardship exemption for the property at 408 N. Plymouth.

MOTION PASSED with seven in favor; none opposed; one abstained; Mr. Wolf did not vote.

G. 4357 W. Wilshire Blvd. Application for a Change of Use to convert the old Scottish Rite Temple to a private, non-profit museum at (Michael Gruber)

No presenter was present; no report or Motion was made or vote taken.

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

Ms. Carroll noted a possible by right project adding 1,500 square feet at 310 N. Lucerne.

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

CD4's Julia Duncan described local Mobility Plan considerations. Fourth Street between Western and Highland was taken out of the Plan due to possible unintended consequences of the Plan's wording.

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

A. Possible agenda items for upcoming meetings:

- 501-543 N. Wilton Demolition of 9 single family residences and development of a 5-story, 88-unit apartment building at (John Reed)
- 4807-4813 W Oakwood ("Saint Oak II") Construct a 4 story 18 unit residential condominium dev. w/ a 1 story subT garage R3- 1. (King Woods)
- 4055 W. Wilshire Blvd.
- Updates on plans for townhouses and condominiums at 612 S. Norton and (Kay Lee)

- 800 S. Lorraine Update on application for a tract map to allow construction of a new 8-unit condominium building at (Kamran Kazemi, Frank Toloui)
- 836-850 S. Crenshaw Update on application to build a new 5-story, 44-unit condominium building at (Camille Zeitouny)

The above was noted.

8. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

There were no requests at this time.

9. ADJOURNMENT

MOTION (by Ms. Moser): to **ADJOURN** the Meeting.

MOTION PASSED with no opposition.

The Meeting was **ADJOURNED** at 9:16 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>.