



Greater Wilshire Neighborhood Council Land Use Committee  
October 27, 2015  
MINUTES  
Approved by the Committee 12/22/15

**1. WELCOMING REMARKS**

A. Call to order (James Wolf)

The Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) met on Tuesday, October 27, 2015, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf started the proceeding at 6:51 p.m.

B. Roll call (Barbara Savage)

Secretary Barbara Savage called the roll. Six of the 14 Committee Members were present at the Roll Call, which is not a quorum: Patricia Carroll, Philip Farha, Mike Genewick, Karen Gilman, Joseph Hoffman and James Wolf. One Committee Member arrived later: Barbara Savage. Mr. Wolf announced that Philip Farha had been appointed to the Committee since the last Meeting. Seven Committee Members were absent: Ann Eggleston, John Gresham, Dick Herman, 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 eight, so at this time the Committee could only take public comments and could not have any official discussions, and could not make any Motions or take any votes. Also attending: 17 Stakeholders and guests.

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

Sharon Keyser, Paramount’s Senior Vice President of Real Estate, Government and Community Relations, presented and displayed slides with photos and renderings. She gave “highlights” of the Paramount Pictures Specific Plan, saying “our Draft Environmental Impact Report was completed.”

*Committee Member Barbara Savage arrived at this time, making seven Members present, one short of the Committee quorum of eight.*

Ms. Keyser described meetings with officials and “our focus has been to meet with the closest neighbors.” Paramount expects construction over time “to have minimal impact on business operations.” Most buildings would be one-story with “two to four levels of subterranean parking along Melrose” Ave. and other places. She noted that most of the

project is in the Hollywood Studio District Neighborhood Council area. She acknowledged that “five areas do have a significant impact even after we do significant mitigation measures” that she described. They will fund a “Transportation Management Organization . . . for the whole Hollywood area” at \$50,000 per year for 10 years. Another representative present said “Universal Pictures has committed to match that.” Ms. Keyser said the City determined the project to have “no significant impact . . . on historic preservation.” Outside billboards on buildings would be digital; she said “we’re seeking to put two supergraphics up on the tall buildings.” She said they “have talked with the neighbors about reducing the brightness.” She said they “have applied for a Development Agreement . . . through 2038” and “we’re cleaning up our lot lines.” There will be a January Hearing.

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

A. Review and adoption of August 25 and September 29, 2015 Minutes

Approval of the Minutes was postponed until the next Meeting.

B. Review Early Notification Report

Mr. Wolf noted the Report. Ms. Gilman requested review regarding 315. N. Sycamore.

**4. OLD BUSINESS** (Discussion and Possible Action) -- There was no old business at this time.

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

A. 640 N. LaBrea The Applicant requests approval of a Mini Shopping Center Exception to allow for a deviation of the Development Standards, allowing extended hours of operation in conjunction with a 2,980 square foot circuit training gym. The fitness center will open at 5 am, instead of the required 7 am, seven days a week. Pursuant To L.A.M.C. Section 12.24 W 27 See attached handouts.

Terri Dickerhoff distributed copies of project photos of Orange Theory Fitness at the corner with Melrose next to the Wells Fargo Bank. She said “we’re on the bottom of the building . . . on the La Brea side.” She described the around 6,000 square-foot project as “kind of like a Curves . . . it’s not an open gym.” They are requesting to add two hours from 5:00 – 7:00 a.m. to the existing 7:00 a.m. – 11:00 p.m. hours of operation, seven days a week. There would not be any outside training; “no cardio will be done outside the gym; everything will be inside.” Their class size limit is 24 students. They have not talked with the neighbors. Mr. Wolf was concerned that there was not enough parking and whether the shared lot next door was available enough to the gym; he encouraged to check with the landlord whether there was an existing covenant(s). Ms. Dickerhoff said they hope “within the next 20 days to have a Hearing date.” Mr. Wolf will ask the Board to Agendize this. No Motion was made or vote taken.

B. 901 S. Gramercy Asking for a Tentative Tract Proposed 21 unit Condo with 42 parking spaces. The lot is zoned R3-1 currently vacant. (Taik Kim)

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

- C. 655 N Rossmore Starbucks Change of Use Existing retail Store C2-1 New Starbucks replacing Valero Gas Station on the corner of Melrose. Asking for early opening hours from 4am-12am 7 days a week. (12.24 W27) including deliveries.

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

- D. 6926 Clinton Sam Trude No information on this project.

Dana Fisher presented diagrams with a site plan, elevations and photos. The current four-unit apartment complex would be developed into a Small Lot Subdivision of approximately 7,400 square feet. Each unit would be three levels with three bedrooms, two baths and balconies. Ms. Fisher said “we’ve been approved by Planning . . . our Parcel Map is under review.” The rear setback is eight feet; an apartment building is behind it. Ms. Savage noted that “the rest of the neighborhood has beautiful Spanish style” homes; she believed that the project design “is a completely different style” not in character with the neighborhood. Mr. Wolf agreed and that the design “won’t stand the test of time.” Ms. Savage noted “we started an ICO” [Interim Control Ordinance] to prevent such projects. There is no Hearing date. Concern was expressed regarding a tree in one of the driveways.

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

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

Ms. Stromberg was not present and there was no report.

- B. Sustainability Committee Report (Stromberg)

Ms. Stromberg was not present and there was no report.

**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 (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 (Kamran Kazemi, Frank Toloui)
  - 836-850 S. Crenshaw Update on application to build a new 5-story, 44-unit condominium building (Camille Zeitouny)

There was discussion of developers' use of the L.A. Planning Dept.'s Van Nuys office instead of the downtown L.A. office.

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

*[This was the second Item #7 on the Agenda.]* Mr. Wolf will Agendize discussion 7015 Melrose, a new sushi restaurant that wants a beer and wine CUP.

**8. ADJOURNMENT**

**MOTION** (by Mr. Hoffman): to **ADJOURN** the Meeting.

**MOTION PASSED** with no opposition.

The Meeting was **ADJOURNED** at 8:33 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>.