



Greater Wilshire Neighborhood Council Land Use Committee

November 24, 2015

MINUTES

Approved by the Committee 12/22/15

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, November 24, 2015, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:53 p.m.

B. Roll call (Barbara Savage)

Mr. Wolf called the roll. Seven of the 13 Committee Members were present at the Roll Call: Philip Farha, Mike Genewick, Karen Gilman, Joseph Hoffman, Caroline Moser, Julie Stromberg and James Wolf. One Committee Member arrived later: Ann Eggleston. Five Committee Members were absent: Patricia Carroll, John Gresham, Dick Herman, Jeff McManus and Barbara Savage. 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 and <http://www.greaterwilshire.org/site/files/GreaterWilshireApprovedReorderedBylawAmendments051712Updated102612.pdf>.] Also attending: five Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Stakeholder Jack Humphreville announced that the Neighborhood Integrity Initiative was formed regarding perceived overdevelopment in Los Angeles. Issues addressed will be densification, increased traffic and quality of life.

Committee Member Ann Eggleston arrived at this time, making eight Committee Members present (the Committee quorum is seven).

Mr. Humphreville continued that the Initiative will “demand planning . . . not spot zoning” with “some relationship to the surrounding community.” Environmental Impact Reports (EIRs) would be handled by the City, not developers. There would be a 24-month moratorium on upzoning with extra density. He described possible City actions. The Initiative, sponsored by the AIDS Health Foundation, will be on the City election ballot.

3. ADMINISTRATIVE ITEMS (Discussion and Action)

A. Review and adoption of August 25, September 29, and October 27, 2015 Minutes

A correction was made to the June 23, 2015 Land Use Committee Minutes.

MOTION (by Ms. Eggleston, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its June 23, 2015 Meeting as corrected.

MOTION PASSED with no opposition.

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

MOTION PASSED with no opposition.

MOTION (by Mr. Farha, seconded by Ms. Eggleston): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its August 25, 2015 Meeting as written.

MOTION PASSED with no opposition.

MOTION (by Ms. Stromberg, seconded by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its September 29, 2015 Meeting as written.

MOTION PASSED with no opposition.

Mr. Wolf requested and it was agreed to Table approval of the October 27, 2015 Minutes.

B. Review of Early Notification Report

Copies were distributed of and Ms. Savage reviewed the “11/24/15 October-November Early Planning Report Summaries for GWNC Area.” Projects requested for Agendizing were 4600 W. Wilshire Blvd. mixed-use and 117 N. Manhattan Pl. small lot subdivision.

4. OLD 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.

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

5. NEW BUSINESS (Discussion and Possible Action)

[There was no Item #5. A.]

- B. 6926 Clinton Demolition of existing four unit building to build 4-lot small lot subdivision. The property is zoned RD1.5-1XL. (AA-2015-3553-PMLA-SL) Sam Trude, Nick Kazemi.

Mr. Gibbs displayed site plans and a rendering for the two-story project at Sycamore Ave. He “adjusted the facades to both streets . . . the building remains within the 30-foot height limit.” Each unit would have three bedrooms and two baths. The fenestration is modulated. They “talked with the neighbors” and “the parking situation is going to be improved.” Ms. Moser believed that the design was not broken up enough and that it was not “in context” with the neighborhood with “no articulation of entries.” Mr. Wolf believed that it was still close to the previous design and does not fit in with the “surrounding” neighborhood. Mr. Genewick and Mr. Hoffman described the design as boxy. There was no scheduled hearing date.

No Motion was made or vote taken.

- C. 7015 Melrose CUP for a sushi restaurant "Tsuru Sushi" for extended hours 0900-0000. Art Rodriguez, David Weissglass

No presenter was present; no Motion was made or vote taken. There was discussion that a number of restaurants are sharing the parking lot. It was agreed to Table this Item.

- D. 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 presenter was present; no Motion was made or vote taken. This Item was Tabled.

- E. 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 presenter was present; no Motion was made or vote taken. This Item was Tabled.

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 reported that the next Committee Meeting will be November 30th. The street and sidewalk needed repairs request of Stakeholders got a “good response”; requests will be submitted to Metro. The LaBrea/Wilshire Purple Line “decking work” is “to occur on weekends only” per the original plan; in September Metro offered a seven-week full closure option. Construction will begin in March 2016. She expects an increase in “cut-through traffic” especially during “peak hours.” She has “started to reach out to small businesses” and noted that Metro has sent letters to landlords but not businesses or tenants. Ms. Eggleston emailed Metro with an idea to mitigate that and especially is concerned about the Sycamore Square area. Mr. Humphreville noted that L.A. City District Four Councilman David Ryu expressed disagreement to Metro about the seven-week closure option and that Metro will put on the November 2016 election ballot a measure regarding a half-cent sales tax increase. Mr. Wolf described current weekday gridlock, especially on

Third St., partly influenced by traffic advisor software. He believed that some commuters may permanently choose to continue cutting through local streets after construction ends.

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

A. Possible agenda items for upcoming meetings:

7000-7024 W Melrose Ave 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

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 stry 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)

Mr. Wolf will Agendize the above Items for the next Meeting.

7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

[This was the second Item #7.] Ms. Gilman noted an appeal of the Interim Control Ordinance (ICO) exemption for the project at 329 N. Irving. There was extensive discussion of the value of ICOs and their effects. Ms. Gilman suggested always inviting Julia Duncan, Planning Deputy for L.A. City District Four Councilman David Ryu (213-485-3337; Julia.Duncan@LACity.org; <http://CD4.LACity.org>), to update the Committee; Mr. Wolf preferred inviting her as needed. There was discussion that Larchmont Village has evolved into mostly restaurants with less retail; the larger issue of planning and zoning enforcement; market-driven vs. regulated uses; the Committee’s role; and the usefulness of “Q” conditions regarding enforcement.

8. ADJOURNMENT

Next meeting: Tuesday, December 22, 2015, 6:30 p.m.

The Meeting was **ADJOURNED** at 8:39 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>.