



Greater Wilshire Neighborhood Council Land Use Committee

December 22, 2015

Approved by the Committee 1/26/16

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, December 22, 2015, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:38 p.m.

B. Roll call (Barbara Savage)

Mr. Wolf called the roll. Ten of the 13 Committee Members were present at the Roll Call: Philip Farha, Mike Genewick, Karen Gilman, John Gresham, Dick Herman, Joseph Hoffman, Jeff McManus, Caroline Moser, Julie Stromberg and James Wolf. Three Committee Members arrived later: Patricia Carroll, Ann Eggleston and Barbara Savage. No Committee Members 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.greaterwilshire.org/site/files/GreaterWilshireApprovedReorderedBylawAmendments051712Updated102612.pdf.] Also attending: eight Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

[*This Agenda Item was addressed after Item #3. A.*] Stakeholder Jack Humphreville wanted the Committee to discuss the Neighborhood Integrity Initiative. He described the Initiative’s 24-month moratorium on upzoning with extra density. Thousands of housing and hotel units are proposed for development. The Initiative, sponsored by the AIDS Healthcare Foundation “next door to the Paladium,” will be on the City election ballot.

3. ADMINISTRATIVE ITEMS (Discussion and Action)

A. Review and adoption of November 24, 2015 Minutes

MOTION (by Mr. Gresham, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its October 27, 2015 Meeting as written.

MOTION PASSED with no opposition.

MOTION (by Ms. Moser, seconded by Ms. Stromberg): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its November 24, 2015 Meeting as written.

MOTION PASSED unanimously by a hand vote.

B. Review of Early Notification Report

Copies were distributed of and the “12/22/15 Early Planning Report Summaries for GWNC Area” was reviewed. The project at 820 S. Wilton Pl. will be Agendized for the next Meeting.

Committee Member Barbara Savage arrived at this time of 6:46 p.m., making 11 Committee Members present (the Committee quorum is eight).

The project at 3607 W. Olympic Blvd. and the “proposed Ordinance amending Section 12.22-C; 27 of the Los Angeles Municipal Code to require greater front & rear yard setbacks; create a subdivision process for “adaptive reuse” small lot projects” also will be Agendized for the next Meeting.

Committee Member Patti Carroll arrived at this time of 6:49 p.m., making 12 Committee Members present (the Committee quorum is eight).

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

A. 501-543 N. Wilton Density Bonus Case. This was presented at the GWNC meeting on December 9, it was referred back to the LUC for further review and comment.

Architect Mr. Reed displayed renderings and a site plan and presented for the third time. He said the 44 one-bedroom (each 700 square feet) and 44 two-bedroom (each 900-1,000 square feet) units take “an entire city block . . . nine lots . . . we’re requesting a bonus incentive.” Also, “the property slopes about eight feet” from Maplewood down to Clinton. The Clinton side height is 45 feet from the lowest point; the Maplewood side height is 56 feet from the lowest point. Each two-bedroom unit would have two parking spaces; each one-bedroom, one space. They are required to provide 132 spaces; they are providing 142 spaces in two-level parking. All bicycle parking is on the upper level without taking the allowed parking reduction. The “main garage” would be off Maplewood; the small garage off Clinton. He noted “the seven houses in the middle all have individual driveways.” They will provide the minimum required of four one-bedroom low-income units at \$600 per month and four two-bedroom units at \$800-\$900 per month for 50 years. He said “we submitted this project over a year ago . . . we’re months away from a Hearing date.”

Committee Member Ann Eggleston arrived at this time of 6:57 p.m., making 13 Committee Members present (the Committee quorum is eight).

Mr. Reed continued that “we are going to plant 36-inch box trees.” Charles D’Atri, President, Larchmont Village Neighborhood Association, was concerned about the small space between the driveway and the stoplight, and the “look, feel and context of the building.” He believed that “it’s boxy and massive . . . it could be better . . . it’s going to have substantial impact” on local traffic. He had “constructive conversations” with the developer and is leaving his response options open. He requested the developer to support restricted street parking. Mr. Reed indicated that they did a traffic study and that “the City is no longer requesting a dedication on Wilton”; it now is classified as “an avenue three . . . 45 feet and 72 feet are no longer considered a “secondary highway.” Ms. Moser suggested and Mr. Reed agreed to ask to have the traffic study reviewed in regard to the reclassification. She would like the fenestration and other features to show “some relationship” to structures across the street. She was concerned that balconies will invite hibachis, bicycles and trash. Mr. Reed noted a large apartment building behind the project and that “we’re building to the setbacks.” Mr. D’Atri added that “the issue is, how are you getting traffic off the street . . . turn pockets would help.” Mr. Reed concluded that “100% we’ll be here . . . before the Hearing.” No Motion was made or vote taken.

- B. BMO/ICO Plum Committee Discuss and take action on the proposed revision to the current BMO. See handouts.

Mr. Wolf explained the issue and the proposed Baseline Mansionization Ordinance (BMO). Stakeholder John Perfitt said that “on behalf of himself . . . a neighbor . . . and the Citrus Square Neighborhood Association” he believed that development between La Brea and Highland and Sixth and Third “is completely out of control.” He said the Floor Area Ratio should be adjusted and it “should be calculated . . . as it was when our neighborhoods were designed” and be specific to each block. Ms. Savage explained more specifications of the BMO and recommended to not support the draft because she believed it will not facilitate the desired results. There was very extensive discussion of the BMO and the issue.

MOTION (by Ms. Savage, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the following resolution: Whereas we commend the effort put forth to date in the draft Baseline Mansionization Ordinance, we oppose the Ordinance as currently drafted because it is too limiting in its approach to individual neighborhoods; we encourage developers to consider the characteristics of each individual neighborhood.

MOTION PASSED unanimously by a hand vote. Mr. Wolf indicated that the letter would be sent to City Council Districts Four and Five.

5. **NEW BUSINESS** (Discussion and Possible Action). There was no new business.
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.

Ms. Stromberg reported that the City is presenting at a January 16th Community Meeting regarding the Metro Purple Line construction closure options of a seven-week full closure (not on the Environmental Impact Report or vetted or presented to the public) and a 16-weekend closure. There was discussion of possible impacts on traffic, quality of life and businesses, and that Metro has not done enough outreach. The next Committee Meeting will be in February. Also, the next Sustainability Committee Meeting will be in March.

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

Mr. Hoffman introduced Shirlee Fuqua, the new GWNC Administrator.

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 noted the above.

8. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

Ms. Carroll requested Agendizing a Small Lot Subdivision project at 117 or 119 N. Manhattan in St. Andrews Square. Ms. Savage resigned as the Committee Secretary.

9. ADJOURNMENT

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

MOTION PASSED with no opposition.

The Meeting was **ADJOURNED** at 9:01 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>.