



Greater Wilshire Neighborhood Council Land Use Committee

August 28, 2012

MINUTES

Approved by the Committee as amended, 9-27-12

1. Call to Order

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, August 28, 2012, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Secretary Elizabeth Fuller called the meeting to order at 6:47 p.m.

2. Roll Call and Approval of the Minutes

Secretary Elizabeth Fuller called the roll. Land Use Committee Members in attendance at the roll call were: Patricia Carroll, Elizabeth Fuller, Mike Genewick, Karen Gilman, Dick Herman and Greg Wittman. John Kaliski arrived later. Committee Members absent: Bill Funderburk, John Gresham, Patty Lombard, Caroline Moser, Ben Rosenberg and James Wolf. Also attending: nine Stakeholders and guests.

Six of the 12 Committee Members were present at the roll call, which is not a quorum. 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 at this time the Committee could only have discussions without making any Motions or taking any binding votes.

[This Agenda Item was addressed after Item #4. D.] The following amendment to the July 24, 2012 Land Use Committee Minutes was requested: page three, Item #6. B., in the last paragraph: “decided not to schedule a public hearing” should read “decided not to schedule a hearing with the Zoning Administrator present.”

MOTION (by Mr. Kaliski, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its July 24, 2012 Meeting as amended.

MOTION PASSED by a voice vote.

3. Review of Recent Notifications for Possibility of Further Study/Action (GWNC Mail and Early Notification Reports).

Ms. Fuller distributed and reviewed the “08/28/12 July –August Early Planning Report Summaries for GWNC Area” and reviewed recent land use applications received by the City. She noted that the 4619 W. 6th St. owners submitted application forms and signatures approving adding a one-story addition at the back of an existing single-family dwelling.

Documents indicated that the project “already has HPOZ approval,” though, as the addition is in the back, it did not require HPOZ approval.

4. Old Business

- A. **Mozza2Go CUB application** – 6610 W. Melrose (Bruce Evans) [Note: This item was discussed with applicants at last month’s meeting. Committee members requested re-agendizing at this meeting to allow time for input from neighbors.] Stakeholder Vincent Jacquard was concerned regarding restaurant traffic and parking; he said the alley has been “destroyed by heavy trucks.” Stakeholder Michael Baer was also concerned that CUB Conditions are not being enforced. Stakeholder Kimberly Fox submitted signed neighbors’ petitions opposing the application. Photos show Mozza2Go trash by metered parking spaces; she believes that customers would drink alcohol in their vehicles; “dedicated” customer parking is sometimes being used by employees; and cars are being illegally parked in the alley. Stakeholder John Rolf believed regarding Mozza2Go’s support petition signatures that “some of them don’t even live in L.A.”

Committee Member John Kaliski arrived at this time, making a quorum of seven Members. Now the Committee could take binding votes on Agendized Items.

Mr. Rolf added that Mozza2Go employees are parking customer cars one block over on Las Palmas, where “neighbors are also getting fed up.” Susan Grossman, Chair, Hancock Park HOA Zoning Committee, distributed copies of a handout opposing the application and was concerned regarding trash and misbehavior in cars. Bruce Evans, Mozza2Go representative, distributed and described an information packet, saying “all Conditions would remain the same.” Teresa Gluck, Mozza2Go General Manager, indicated that one full-time employee is supervising vehicle parking and that employees “signed an agreement . . . to park in a lot on Willoughby.” Mr. Evans noted that the restaurant provides six employee parking spaces; Ms. Gluck said they have 38 employees working staggered hours. There was very extensive discussion regarding required Conditions vs. “voluntary Conditions.”

MOTION (by Mr. Genewick, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the CUB application of Mozza2Go restaurant, 6610 W. Melrose Ave.

DISCUSSION: Mr. Genewick was concerned that alcohol sales for off-site consumption could “magnify” problems. There was extensive discussion regarding what would satisfy neighbors and how much of customers’ behavior is Mozza2Go’s responsibility

MOTION to CALL FOR THE QUESTION (by Ms. Fuller); there were no objections.

Mr. Evans added that Mozza2Go is “absolutely eager and willing to work with the neighbors.” A Hearing is scheduled for around October. . Mr. Kaliski asked if the applicants would be willing to withdraw the request until they could meet with neighbors to work out the current issues regarding parking and traffic. Mr. Evens said they would not.

MOTION PASSED by a hand vote with five in favor (Genewick, Gilman, Herman, Kaliski and Wittman); one abstained (Carroll).

Mr. Kaliski described things Mozza2Go can do to improve relations with neighbors.

B. Update on local cell tower ordinance, CF 09-2645 (Karen Gilman) [Note: This item was discussed at last month's meeting. Committee members requested additional information, to be provided by Ms. Fuller and Ms. Gilman, for further discussion this month.] [This Agenda Item was addressed after Item #2.] Ms. Fuller summarized the issue. The Ordinance is not yet drafted. The GWNC voted in April 2011 to encourage the City to review the issue. The Committee agreed that it would be difficult to recommend amendments to an ordinance that has not yet been drafted; members agreed to Table the issue until the Ordinance is drafted.

C. 610 S. Van Ness possible code violations (Caroline Moser) (Also discussed at June and July meetings.) [This Agenda Item was addressed after Item #8.A.] Ms. Moser was not present, so it was agreed to Table this Item.

D. Update on closing/relocation of Nat King Cole Post Office (Patti Carroll) [This Agenda Item was addressed after Item #4. A.] Stakeholder Rory Cunningham reported on a Meeting and described criteria for renting a space. The Post Office is consolidating mail processing services into a nearby facility while keeping retail services in the same area as the current Nat King Cole Post Office. He said it is being sold because the Post Office urgently needs cash.

5. New Business

A. Illegal hostel at 265 S. Gramercy (Patti Carroll) [This Agenda Item was addressed after Item #4. C.] Ms. Carroll reported on conditions at the illegal hostel; she said City Council District Four and the Building and Safety Dept. are working on it.

B. Proposed changes to state CEQA law
Ms. Fuller reported that this was "taken off the Agenda for this legislative session." Ms. Fuller recommended and it was agreed to Table this Item.

6. Committee Member Comments and Reports

A. Revisions to GWNC draft policy on liquor license applications (Herman/Carroll/Roberts) [Note: policy draft was distributed and discussed at last month's meeting. Discussion will continue, and a vote will be taken, at this meeting.] [This Agenda Item was addressed after Item #4. B.] Because of the late hour, Ms. Fuller recommended and it was agreed to Table this Item.

B. Traffic and Transportation Committee
[This Agenda Item was addressed after Item #4. B.] There was no report.

C. 5112 Melrose Ave. 49 SFR project.

Ms. Gilman described the issue and reported that neighbors discussed conditions and appeals were filed. The next Hearing will be September 11th at 4:30 p.m.

7. Public Comments

There were no public comments at this time.

8. Announcements and Adjournment

[This Agenda Item was addressed after Item #6. A.] Next meeting: Ms. Fuller will try to obtain another Meeting space for Thursday, September 27th because Tuesday the 25th this room is unavailable. On the horizon (possible future agenda items): Update on conversion of service station to 7-Eleven at Wilton/Olympic.

[This Agenda Item continued being addressed after Item #7.] Ms. Fuller announced that GWNC Election Candidate registration starts August 29th. She described how to register online [see <http://empowerla.org/gwnc/greater-wilshire-nc-elections>]; the deadline is September 28th and the Election is October 28th. She encouraged recruiting Candidates.

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

MOTION PASSED with none opposed.

The Meeting was **ADJOURNED** at 9:14 p.m.

Respectfully submitted,
David Levin
Minutes Writer