



Greater Wilshire Neighborhood Council
Land Use Committee Meeting February 28, 2017
Approved by the Committee on March 28, 2017

1. WELCOMING REMARKS

a. Call to order (James Wolf -- Chair)

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, February 28, 2017, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:42 p.m.

b. Roll call (Secretary)

The Secretary called the roll. Seven of the 13 Committee Members were present at the Roll Call: Rory Cunningham, Philip Farha (Secretary), Mike Genewick, Karen Gilman, Dick Herman, Caroline Moser and James Wolf (Chair). Patricia Carroll and Barbara Savage arrived later. John Gresham, Joseph Hoffman, John Perfitt and Julie Stromberg 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) was 51% of the 13 filled Committee Seats, or seven Members, so the Committee could take such votes. Thirteen Committee Seats were filled (by election or appointment). [To apply see www.GWNC.org and <https://lacity.quickbase.com/db/bj3apxsp3?a=q&qid=32&qskip=0&qrppg=1000&dlta=su46~>.] Also attended: approximately 25 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 January 24, 2017 Minutes.

Approval of the Minutes was TABLED.

b. Review of Early Planning Report for possible future action items

Copies were distributed of and the “02/28/17 Early Planning Report Summaries for GWNC Area” was reviewed. It was agreed to invite the developer of the 4525 W. Wilshire Blvd. project to present to the Committee and for the Committee to discuss the City Controller’s density bonus recommendations.

4. OLD BUSINESS (Discussion and Possible Action)

[The following sub-section first paragraphs are copied from the Agenda.]

a. 813-815 N. McCadden Place (Discussion and Possible Action) (Justin Maghen).

Application to demolish a duplex on one lot and construct 4-single family parcels with

adjustment for 34-foot building height in lieu of 30-foot. AA-2016-1474-PMLA, ENV-2016-1475-CE. Hearing date December 15, 2016. Applicant did not return for the January meeting.

It was noted that this previously had been addressed.

- b. 667-671 N. Wilton Place (Discussion and Possible Action) (Dana Sayles). Demo 2 residential bldgs. The construction, operation and maintenance of a residential building with 34-units, two levels of parking w/34-parking stalls, a 35% density bonus, utilizing two incentives 3 very low income units. DIR-2016-2598-DB.

Committee Member Patricia Carroll arrived at this time (6:47), making eight Committee Members present (the Committee quorum was seven).

Developer's representative Ms. Sayles reported that the project was approved in January "and not appealed." No Motion was made or vote taken.

- c. 647 N. Beachwood Drive/5570 W. Melrose Ave - (Discussion and Possible Action). (Dana Sayles) New Construction for use and maintenance of a 52-unit mixed use building with 5,500 sq. ft. of commercial, utilizing two on-menu incentives for FAR and averaging, and one off-menu incentive for height. a request to permit the construction of the building utilizing a 35% Density Bonus and AB 744 Parking Option and setting aside 15% of units for Very Low Income Households, qualifying for three incentives. DIR-2016-4316-DB.

Copies were distributed of the Application to the City Planning Dept. Ms. Gilman noted that this was presented in January [24th]. Ms. Sayles introduced the development and design teams "for a full design update." The project is "kiddie corner to Paramount . . . four lots . . . [has] no housing that's being displaced . . . the concept is retail and commercial fronting . . . [with] two levels of subterranean parking . . . [they are] working with Charles D'Atri and the Larchmont Village Neighborhood Association." It would have 41 one-bedroom, two two-bedroom and nine studio units "intended for the working community around here." A rendering and site plans were displayed. It was said that "all of the mass is out towards Melrose and Beachwood . . . we sent out a 'dear neighbor' letter . . . [within] two blocks."

Committee Member Dick Herman recused himself and left the room at this time because of a possible conflict of interest regarding the project, making seven Committee Members present (the Committee quorum was seven).

Developer staff described design and features that are "contemporary but deferential to the character of the neighborhood" with a "15-foot setback at the back."

Committee Member Barbara Savage arrived at this time (7:01), making eight Committee Members present (the Committee quorum was seven).

Ms. Sayles said "the rear of the building has two-, four- and five-story elements." She added, "there's on-grade parking and below-grade parking . . . we will commit to this

building not being eligible to apply for parking permits” [the owner agreed]. Mr. D’Atri described the developer’s “concerted effort to meet with the community” and that they incorporated requested design elements, saying “we’re very pleased.” Cat Knell, “representing Plymouth,” believed the project was “out of proportion” and was concerned whether there was enough parking and with traffic flow. Mary Ann Biewener, the Plymouth Block Captain, believed the development was too dense and that it “doesn’t comply with the Wilshire Community Plan” or have enough open space; “the scale is completely out of scale with the neighborhood.” She believed that not enough neighbors were contacted. Tracy Clarke “didn’t get a ‘dear neighbor’ letter,” was concerned with traffic, saying “the parking’s inadequate” and believed that developer bonuses “shouldn’t be given for doing the right thing.” Ms. Sayles indicated that commercial parking will be covenanted with an attendant. They have “required side-yard setback[s].”

MOTION (by Mr. Farha, seconded by Ms. Savage): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project at 647 N. Beachwood Drive/5570 W. Melrose Ave. for use and maintenance of a 52-unit mixed use building with 5,500 sq. ft. of commercial, utilizing two on-menu incentives for FAR and averaging, and one off-menu incentive for height, with a request to permit the construction of the building utilizing a 35% Density Bonus and AB 744 Parking Option and setting aside 15% of units for Very Low Income Households, qualifying for three incentives; DIR-2016-4316-DB.

MOTION PASSED by a hand vote; one opposed; zero abstained.

Committee Member Dick Herman returned to the room at this time, making nine Committee Members present (the Committee quorum was seven).

5. NEW BUSINESS (Discussion and Possible Action)

- a. 800 S. La Brea Ave - (Discussion and Possible Action) (Margaret Taylor). Pursuant to section 12.24.w.1 conditional use permit (CUP) to allow the on-site sale of a full line of alcoholic beverages in conjunction with the operation of a multiple restaurant venue market hall and microbrewery. No addition in floor area is proposed. The proposed hours of operation are from 7am- 12am on Sunday-Wednesday and 7am-2am on Thursday, Friday and Saturday. The 12,724, sq. ft. space will include approximately 3,493 sq. ft. of restaurant and microbrewery operations, 1,680 sq. ft. of retail, and 1,057 sq. ft. of support areas including trash, restrooms, and electrical and 6,494 sq. ft. of common seating area. There are 182 seats proposed in the common seating areas, 154 of which are either interior or among the 84 covered patio seats and 28 of which are sidewalk patio dining. Expedited Case ZA-2017-30-CUB

[This Agenda Item was addressed after Item #5. b.] Copies were distributed of a letter to the Committee from nearby homeowners Elizabeth Fuller and Dan Kegel. The site is “the iconic Firestone building.” Ms. Taylor displayed renderings and a site plan.

Committee Member Dick Herman recused himself and left the room at this time because of a possible conflict of interest regarding the project, making eight Committee Members present (the Committee quorum was seven).

Ms. Taylor described the microbrewery project, saying “it’s a Type 75 ABC License.” She promised that “it’s not going to morph into another type of establishment.” She described possible shared parking available and measures planned to discourage neighborhood parking; valet parking is contracted. They are considering making a curb cut on 8th St. They did a site visit with the Police and are willing to have a security guard between 4:00 p.m. and “one-half hour after closing.” They met February 5th with the Sycamore Square Neighborhood Association (SSNA), which at that time did not support the project. Patio dining hours on the glass-enclosed 8th St. frontage would be 7:00 a.m. – 11:00 p.m. No drinking would be allowed there because the License does not allow it.

Charla Gardner, SSNA Board Member, said the SSNA “opposed as currently presented” over concerns about noise, parking, vehicular and pedestrian traffic, hours of operation (especially until 2:00 a.m.) and the impact on neighbors. She said “they have zero on-site parking spaces” and that 20 off-site spaces are “not available on Sunday.” Also, nearby businesses already use 8th St. for deliveries, including at the Essex building. Sue Horwitz, SSNA Board Member, was concerned about traffic flow regarding deliveries. Conrad Starr, SSNA President, stated that “we did resolve to oppose the project at this time as presented.” He indicated that he and other SSNA Board Members like the project idea and what would be done with the Firestone building. He requested the GWNC to not support the project “until we receive responses.” He cited nearby parking violation statistics and said “we would like the conversation to continue.” A Hearing will be held April 19th. Mr. Wolf was concerned about early morning delivery noise and encouraged the use of scrubbers regarding fumes. No Motion was made or vote taken.

Committee Member Dick Herman returned to the room at this time, making nine Committee Members present (the Committee quorum was seven).

- b. 4737 Elmwood Ave - (Discussion and Possible Action) (Scott Yang). 5-unit Small Lot Subdivision 1800 sq. ft. each. Vesting Tentative Tract Map 12-28 five (5) small lots/encroachment of 15' into an existing 30' building line. EXPEDITED PROCESSING ZA-2016- 4260-ZAA, ZA-2016-4260-BL, VTT-74646-SL. Hearing date 3-1-2017.

Mr. Yang displayed renderings and said there is a six-unit building on the south side.

MOTION (by Ms. Savage, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project as presented for 4737 Elmwood Ave., a five-unit Small Lot Subdivision of 1,800 sq. ft. each; ZA-2016- 4260-ZAA, ZA-2016-4260-BL, VTT-74646-SL.

DISCUSSION: Ms. Savage said the project “doesn’t fit the context of the neighborhood.”

MOTION PASSED by a hand vote; one opposed; zero abstained.

- c. 850 S. La Brea Ave - (Discussion and Possible Action) (Farzad Halavi). Demolition of existing commercial retail center and new construction of a mixed used building consisting of 40 residential units over approximately 4,000 sf of retail space on the ground floor. Housing data: 30 base units, 36 market rate, 4 very low income (11% set aside), and 33.33% density bonus requested. Residential units are built in 4 floors over approximately 4,000 sf of commercial space on the ground floor. Two levels of sub garage included and two on-menu incentives for far increase to 3:1 and 20% open space reduction. DIR-2016-4543-DB.

MOTION (by Ms. Moser, seconded by Ms. Savage): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project as represented in the Council File at 850 S. La Brea Ave for demolition of existing commercial retail center and new construction of a mixed-use building consisting of 40 residential units over approximately 4,000 sq. ft. of retail space on the ground floor; housing data: 30 base units, 36 market-rate, four very-low-income (11% set aside), and 33.33% density bonus requested; residential units are built in four floors over approximately 4,000 sq. ft. of commercial space on the ground floor; two levels of sub-garage included and two on-menu incentives for FAR increase to 3:1 and 20% open space reduction; DIR-2016-4543-DB.

MOTION PASSED by a hand vote; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes).

- d. 743 S. Gramercy Drive - (Discussion and Possible Action) (Sara Lee). Applicant requests a 35% density bonus with 2 on-menu incentives to construct 15,390 sf, 75'6" in height, 21-unit, 6 story residential apartments over one level used for automated parking, lobby, and community space and two levels of subterranean parking. Of the 21 units, 18 will be market rate and 3 units (20%) set aside for low income. Two on-menu incentives requested are: (1) side yard reduction to 8' in lieu of required 10' (2) FAR increase from allowed 3:1 to 4:05:1. Priority housing project. DIR-2016-3615-DB.

MOTION (by Ms. Savage, seconded by Ms. Carroll): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project as represented in the Council File at 743 S. Gramercy Drive; applicant requests a 35% density bonus with two on-menu incentives to construct 15,390 sq. ft., 75' 6" in height, 21-unit, six-story residential apartments over one level used for automated parking, lobby, and community space and two levels of subterranean parking; of the 21 units, 18 will be market rate and three units (20%) set aside for low income; two on-menu incentives requested are: (1) side yard reduction to 8' in lieu of required 10' and (2) FAR increase from allowed 3:1 to 4:05:1; priority housing project DIR-2016-3615-DB.

MOTION PASSED unanimously by a hand vote; zero opposed; zero abstained.

- e. 600 S. La Brea Ave. - (Discussion and Possible Action) (Margaret Taylor). First floor change of use to restaurant with on-site sale of alcohol and microbrewery as part of a T/I

for a new restaurant with outdoor patio dining area. The applicant is requesting the on-site sale of a full line of alcoholic beverages and on-site beer manufacturing (Microbrewery). ZA-2017-0113-ZVCUB.

Copies were distributed of project documents. Ms. Taylor said the site currently is zoned retail (it was a furniture store). They are applying for a Type 75 ABC License and met February 26th with the La Brea-Hancock Homeowners Association (LBHHA). She said the developers have been "walking around the neighborhood" asking about concerns; that "there's an alley for loading"; and they will "supplement [parking] with leased parking off-site." Mr. Wolf was concerned about noise upon the planned 2:00 a.m. closing time. Ms. Savage, LBHHA President, said "the project was accepted . . . unopposed . . . [with] 100% support . . . [by] community members and Board Members." The Hearing may be around May 17th.

MOTION (by Mr. Cunningham, seconded by Ms. Savage): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project at 600 S. La Brea Ave. for a first floor change of use to restaurant with on-site sale of alcohol and microbrewery as part of a T/I for a new restaurant with outdoor patio dining area; the applicant is requesting the on-site sale of a full line of alcoholic beverages and on-site beer manufacturing (Microbrewery); ZA-2017-0113-ZVCUB.

MOTION PASSED by a hand vote; zero opposed; one abstained (the GWNC counts abstentions as neither "yes" votes nor "no" votes).

- f. 5820 W. Melrose Ave - (Discussion and Possible Action) (Steve Kim). A conditional use permit to allow the sale and dispensing of a full-line of alcoholic beverages in conjunction with a 3,946 square feet restaurant, with 60 indoor and 24 outdoor seating, with proposed hours of operation from 10:00am to 2:00am, daily, in the C2-1 zone. Also, to permit the deviation from the commercial corner development provisions to allow the operations of an existing restaurant from 10:00 a.m. to 2:00 a.m. daily, in lieu of the maximum of 7:00am. To 11:00pm., daily otherwise permitted in the C2-1 zone. ZA-2016-4900-CUB, ENV-2016-4901-CE.

Copies were distributed of a letters to the Committee from Susan Grossman, Hancock Park Homeowners Association (HPHA) Vice-President, and Nancy Lainer, HPHA Member. Mr. Kim explained the family restaurant's history and commitment to the community. He said "a lot of the customers are inquiring about alcoholic beverages." They now serve until midnight. He said they have a security guard from 10:00 p.m.-7:00 a.m. Ms. Grossman indicated that the developer has not contacted her and she has not seen a security guard at the restaurant. She was concerned about the requested late hours and noise and believed that a full bar would be "totally inappropriate." Mr. Kim said "there's no alcohol right now." Mr. Cunningham noted that the restaurant's Alcohol License was cancelled on July 31, 2015. Mr. Kim agreed to "dialog" with Mr. and Mrs. Grossman. The Hearing will be April 6th.

MOTION (by Ms. Gilman, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose as currently presented the project at 600 S. La Brea Ave. for a first floor change of use to restaurant with on-site sale of alcohol and microbrewery as part of a T/I for a new restaurant with outdoor patio dining area; the applicant is requesting the on-site sale of a full line of alcoholic beverages and on-site beer manufacturing (Microbrewery); ZA-2017-0113-ZVCUB.

MOTION PASSED unanimously by a hand vote; zero opposed; zero abstained.

- g. Addendum to the Applicants Guidelines/Instructions - (Discussion and Possible Action) (Jim Wolf/Joe Hoffman). Committee should have boilerplate language included in the guidelines sent to applicants when they are invited to present their projects stating something along the lines of “failure to appear before the committee will result in an automatic vote of opposition to your project and will be filed with the City Planning Department.”

There was discussion of the Guidelines/Instructions wording. No Motion was made or vote taken.

6. COMMITTEE MEMBER REPORTS (Including Discussion and Possible Action)

- a. Protected Tree Code Amendment - (Will be discussed at the Sustainability Committee)
Ms. Stromberg was not present and there was no report.

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

- a. Possible agenda items for upcoming meeting:
- i. 3607 W. Olympic Blvd. - (Lazlo Faerstain) Application for a Tentative Tract Map to build a 6-unit Small Lot Subdivision project. Applicant came to March meeting but was not prepared to present. He has requested to come in January 2017.
 - ii. 612 S. Norton and 4055 W. Wilshire Blvd. - Updates on plans for townhouses and condominiums.
 - iii. 3977 W. 6th Street - A Conditional Use to permit the on-site sale and dispensing of beer and wine in conjunction with an existing 1,310 s. f. restaurant accommodating 66 patrons and having the hours of operation from 10:00 am to 12:00 midnight, daily. A Conditional Use to permit the hours of operation from, 10 am to 12 midnight which deviates from the Commercial Corner Review of the code which restricts the hours of operation from 7 am to 11 p.m., daily.
 - iv. 4907 W. Rosewood Ave. - Demolition of 2 existing single family dwellings and will export 6,200 Cu. Yd. for the construction of a 25-unit apartment building – 4-story over basement garage. 35% Density Bonus, setting aside 2 very low income units (11%) of base Density of 18, asking for 2 onmenu incentives (a) 35% increase in FAR and (b) increase in Allowable Height. H=56ft., opting for Parking coupled with Bike Parking reduction providing 46 parking spaces. DIR-2016-4774-DB
 - v. 545 S. Gramercy Place - Propose an office use on the first floor and residential use on the second floor of existing 2-story building. Building shall be property owner occupied. ZA-2016-4911-ZV

- vi. 141 N. Western Ave. - Applicant requests a conditional use permit to allow the sale and dispensing of beer and wine for on-site and off-site consumption in conjunction with an existing 1,400 sf restaurant with 16 indoor seats and a proposed 625 sf outdoor patio with 26 outdoor seats. Proposed hours of operation are 10:00 am to 12 am daily. ZA-2016-4757-CUB.
- vii. 838 N. Mansfield Ave. - Converting existing apartment building to condominiums. Approved case #AA-2010-2953-PMLA-CC. Decision letter Item 9 condition, requires an area variance and to allow a reduced front yard setback in lieu of required prevailing (10 ft. in lieu of 15 ft.) and to allow 4-units in lieu of the 2 units permitted. REQUEST: front yard setback in lieu of the required prevailing setback. ZA-2017-0052-ZV-ZAA
- viii. 500 S. Manhattan Place - Demolish existing 4 units and Develop a 5-story 32-unit apartment complex with 4-stories of residential over one grade level parking structure, an application for Density Bonus with incentives for reduced side yard setbacks and rear yard setbacks. 35% Density Bonus with 3 on menu incentives for reduced side yards and rear yard with four (4) affordable units. ZA-2017-0052-ZV-ZAA.
- ix. 700 S. Manhattan Place - Proposed project is to merge and subdivide parcel into 5 lots (1 ground, 4 air spaces) for new mixed-use (residential & retail) 7-story housing development with 160 units (13 Affordable & 147 market rate and 10,282 sq. ft. of commercial retail. Since the MND was written and published within the last 5 years, the project qualifies for a Letter of Reconsideration. Letter was written to request that the City reconsider and add an addendum to the published MND to include a newly filed Vesting Tentative Tract Map. The project will be subdivided into condominium units after the entitlement case is approved. DIR-2016-104-DB-SPR, ENV-2016- 105-MND, VTT-74758.

The above was noted.

- b. Next meeting, March 28, 2017 at 6:30 pm.

The above was noted.

8. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS.

There were no requests at this time.

9. ADJOURNMENT

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

MOTION PASSED; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 10:03 p.m.

Respectfully submitted,

David Levin

Minutes Writer

The first paragraph of some Items, Motions/Resolutions and other wording may have been copied from the Agenda. Edited by GWNC. The GWNC Minutes page is

<http://www.greaterwilshire.org/site/site/?q=node/580>.