



Greater Wilshire Neighborhood Council
Land Use Committee Meeting September 26, 2017
Approved by the Committee on October 24, 2017

1. WELCOMING REMARKS

a. Call to order (Chair)

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, September 26, 2017, at Eastern Presbyterian Church, 4720 W. 6th St. Committee Member Caroline Moser called the meeting to order at 6:40 p.m.

b. Roll Call (Secretary)

The Secretary called the roll. Nine of the 14 Committee Members were present at the Roll Call: Patricia Carroll, Rory Cunningham, Philip Farha (Secretary), Mike Genewick, Karen Gilman, Dick Herman, Joseph Hoffman, Max Kirkham and Caroline Moser. John Gresham, John Perfitt, Barbara Savage, Julie Stromberg and James Wolf (Chair) 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 14 filled Committee Seats, or eight Members, so the Committee could take such votes. Fourteen 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: 19 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 August 22, 2017 Minutes.

MOTION (by Ms. Moser, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its August 22, 2017 Meeting as written.

MOTION PASSED; zero opposed; zero abstained.

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

Ms. Gilman reported that there were none at this time.

4. OLD BUSINESS (Discussion and Possible Action)

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

- a. 4749 W. Elmwood Ave (Discussion and Possible Action) (Matthew Hayden). Demolition of an existing single-family dwelling and construction, use, and maintenance of new 14-unit apartment building, including 1 unit (10%) for very low-income households, approximately 45-feet. Pursuant to: LAMC 12.22 a 25, approval of affordable housing incentives for DB as follows: parking option # 1; off-menu incentive-12-foot front yard; off-menu incentive-1 compact stall in lieu of a standard stall. CPC meeting scheduled 10-12-2017. Hearing was already held. CPC-2017-2121-DB, ENV-2017-2122-EAF.

Project document copies were distributed. Mr. Hayden reported that “it’s in the City Expedite Unit” and “it’s consistent with the zoning.” The 7,200 square-foot lot just west of Western Ave. would be “no more than” 45 feet in height with a 32.5% density bonus. He described that “the block is in transition . . . a mix” with a ‘five-unit small lot subdivision one lot to the east being built” and surrounding properties; “there’s a number of different styles.” He said “newer buildings have a Variance or a Zoning Administrator’s Adjustment.” Mr. Hayden described design changes and said “the development will have solar roof panels and electric vehicle charging stations.” Ms. Gilman described limited parking in the area. There was discussion of the parking arrangement. Mr. Cunningham reported that seven Craftsman, some Mediterranean-Spanish, one Streamline Moderne, two mid-century and other homes are nearby; he believed the project “doesn’t represent any of the other styles on the block.” Mr. Hayden said that “there’s only one single-family home on the block.” Ms. Moser observed that the project would be “a very tall building for the rest of the neighborhood.” There will be a City Planning Commission meeting October 26th.

MOTION (by Mr. Kirkham, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 4749 W. Elmwood Ave. as presented, specifically the waiver for the 12-foot setback.

MOTION PASSED unanimously by a hand vote.

- b. 5226 W. Melrose Avenue (Discussion and Possible Action) (Ariel Gutierrez). Zone Variance to allow a 370-sq. ft. spray booth within an existing auto body repair facility in the C2 zone. Present use Auto Body Shop with a Spray Booth. Proposed use, (No Change) Auto Body Shop with a Spray Booth. ZA-2017-2354-ZV, ENV-2017-2355-EAF.

Mr. Gutierrez noted that they first requested a Conditional Use Permit; the original 1985 Permit never was finalized and they are trying to resolve this with the City Building and Safety Department. They already have AQMD Mechanical and Electrical Permits. Mr. Farha noted that “this is not a change to the neighborhood.” Mr. Hoffman reported that, according to the AQMD, “they have not had a violation.”

MOTION (by Mr. Farha, seconded by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board approve the Variance for 5226 W. Melrose Ave. as presented.

MOTION PASSED; zero opposed; zero abstained.

- c. 3869-3879 Wilshire Blvd, 626-664 S. St Andrews Place: (Discussion and Possible Action) (Jim Ries). A 16-Story 196-Unit Building CPC-20161495-ZC-SPR, VTT-74257-CN.

There was discussion that this is on the other side of a GWNC boundary. It was agreed to TABLE this Item. No Motion was made or vote taken.

5. NEW BUSINESS (Discussion and Possible Action)

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

- a. 5162-5168 Melrose Ave: (Discussion and Possible Action) (Argineh Mailian) Expansion of existing restaurant into the proposed front and rear enclosed patio space with a total 196 seats. The Operation hours 10AM-2AM. Request: Deviation from the hours of operation of the Commercial Corner. Requesting the continued approval hours of operation from 10AM-2AM daily for the restaurant use. Historic Bar, Inc. DBA, The Edmon. ZA-2017-3029-CUB, ENV-2017-3030-CE

Land use consultant Sabana said they already have a Conditional Use Permit for alcohol but need to renew because they are filing a new CUP application. There would be no change in the hours of operation. It is attached to a 62-unit hotel with 64 parking spaces. She said “the City has the right to revoke” the Permit “at any time” and they have “abundant” parking. Owner Mr. Mailian said the Melrose side “will not be completely closed off.” The sit-down dining restaurant would have 257 square feet in the front and 1,350 in the rear, totaling 1,607 square feet. They have no plans to have a DJ. New landscaping is being installed. The owners have owned it since 1997; the building was built in 1927. Sabina said “we’ve been working with the [City] Historic [Resources] Department.” They have not yet contacted the neighbors.

MOTION (by Mr. Farha, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project at 5162-5168 Melrose Ave. as presented.

MOTION PASSED; zero opposed; zero abstained.

- b. 5212 W. Melrose Ave: (Discussion and Possible Action) (Todd Elliott) The project would repurpose the 6 existing historically-significant bungalow structures to allow construction of a hotel consisting of up to 18 guest rooms, with a small hotel lobby on 12,434 sq. ft. parcel. Requesting, conditional use permit to allow a hotel within 500 feet of any A or RE zone, zone variance to allow the maintenance of the existing driveway width of 8’9” feet to serve the hotel use in lieu of the required 10 feet in lieu of 12.21a5(e) and a zoning administrator adjustment to allow parking stackers within the required rear yard setback in lieu of 12.14.c.2.ZA-2017-3165-CU-ZVZAA, ENV-2017-3166-EAF.

Project documents were distributed. Architect Anthony Stark reported that it abuts an R-3 property in the rear. They propose to demolish one unit and build 13 units toward “the rear third of the property.” There would be five units on two levels and three on the penthouse;

the total height would be 53 feet. He described the layout and design and surrounding properties. Behind it is another bungalow court. The top of the rear of the building would be set back 10 feet from the top of the front. They would refurbish six units as “suites” for the hotel. There currently are seven parking spaces; they propose 16 spaces. They propose valet parking in which they “would take [vehicles] to the rear.” Mr. Elliott said “it is eligible” for historic status “if it was renovated.” Mr. Stark said “we’ve had numerous meetings” with the City Historic Resources Department. Mr. Elliott said “we’re not setting a precedent that other people could repeat.” Five tenants remain. He said “we do want to work with the neighborhood” and “we read your regulations.” The owner has owned the property for nine months.

Resident and tenants’ rights Attorney Alexandra Hong believed the developers to be mistreating the tenants, including not providing hot water for 10 months for one of them and not doing any maintenance or repairs, creating “real sub-standard conditions.” She believed that the units are registered but fees are not being paid (“passed through”) by the owners to the City. She noted that the Osteria La Buca restaurant already is using the spaces in front for valet parking. Susan Hunter, an L.A. Tenants Union Caseworker, said “we need homes, not hotels . . . this will displace” current tenants, who would face a “high-risk” of homelessness. She believed “they’re not taking care of their tenants . . . there’s zero rear setback” and difficult emergency services access. She said “one of their clients is Clear Channel” so there is the possibility of a digital billboard installation on the property.

Mr. Stark indicated that the 16-foot setback would be used for parking and that the City Fire Department assured that there is enough access, saying “it’s within their guidelines.” Ms. Gilman would like the developers to address the Larchmont Village Neighborhood Association. Mr. Elliott stated that “the existing tenants need to be taken care of” and that he did not know that a tenant had no hot water. He added, “we’re not going forward to a Planning Commission meeting until we resolve these issues . . . we completely understand.” The Committee encouraged him and Mr. Stark to re-present to them.

MOTION (by Mr. Hoffman, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 5212 W. Melrose Ave. as presented.

MOTION PASSED; zero opposed; zero abstained.

- c. 250 N. Wilton Place: (Discussion and Possible Action) (Roni Efron) Applicant proposes to create new 5-small lots for single family residential purposes. Each residence will have its own attached garage. VTT-77081-SL, ENV-2017-3703-EAF.

MOTION (by Mr. Farha, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for 250 N. Wilton Pl. because the applicant did not appear before the Committee.

MOTION PASSED; zero opposed; zero abstained.

- d. 5201 Beverly Blvd: (Discussion and Possible Action) (Valerie Sacks) Renewal for sales of beer and wine – type 41 ABC license. Chipotle Mexican Grill, Inc. Application for a Plan Approval for on-site sales of beer and wine to serve alongside meals at an existing restaurant with 84 seats – 54 indoor and 32 outdoor on an outdoor patio area. ZA-2013-481-CUB-PAI, ENV-2017-3297-CE.

Project documents were distributed. Ms. Sacks presented. The restaurant has been open for around four or five years; they need to renew their license in 2018 and have been permitted since July 2013. They are open 10:30 a.m. – 10:00 p.m.

MOTION (by Mr. Farha, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board approve the application for renewal of a Type 41 ABC beer and wine license at 5201 Beverly Blvd. as presented with the condition that the license be renewed upon a change of operator.

MOTION PASSED; zero opposed; zero abstained.

6. **COMMITTEE MEMBER REPORTS** (Including Discussion and Possible Action)
 - a. Updates to the Land Use Committee Protocols. (Discussion and Possible Action) Addition of Committee action to respond to different applicant responses.

Mr. Hoffman requested and it was agreed to TABLE this Item. No Motion was made or vote taken.

- b. Community input for Density Bonus applications. (Discussion and Possible Action)

Mr. Hoffman requested and it was agreed to TABLE this Item. No Motion was made or vote taken.

- c. Proposed Permanent Supportive Housing Ordinance. (Discussion and Possible Action) City Planning is proposing an ordinance to streamline PSH projects. If adopted, this ordinance will better ensure that the City is a responsible steward of the Measure HHH funds, providing a streamlined pathway for the consideration of PSH projects while also imposing new regulations which establish stronger development standards for qualifying projects.

“Background & Frequently Asked Questions” answers were distributed. Mr. Hoffman explained the issue. No Motion was made or vote taken.

- d. Proposed Amendment to the LAMC re: Measure M. Amendment concerns the Location, Restrictions and Limited Immunity from enforcement of specified City Prohibitions relating to Commercial Cannabis Activity CPC-2017-2260-CA, ENV-2017-2261-EAF.

There was brief discussion of this. No Motion was made or vote taken.

- e. Possible agenda items for upcoming meeting:
 - i. 3377 W. Olympic Blvd. (Discussion and Possible Action) (Kate Hennigan) Eldercare facility with Alzheimer's memory care, professional medical office, restaurant, retail. Eldercare Facility Unified Permit for an eldercare facility with 146 residential units, including 24 memory care rooms, medical professional office and /or retail, and restaurant use. REQUEST: Site Plan Review for an eldercare facility with more than 50 new residential units. REQUEST: Removal of outdated Building Line on Gramercy Drive. Applicant was asked to bring outreach information to the LUC APCC-2017-569, ENV-2017-570-EAF.
 - ii. 985-991 3rd Ave, formally 3607 W. Olympic Blvd. Applicant is requesting Vesting Tentative Tract for 6 single-family lots in accordance with the SLS Ordinance on a 7,982.3-sq. ft. parcel of land in the C2.1 zone. VTT-73951-SL, ENV-2015-4443-EAF
- f. Next meeting, October 24, 2017 at 6:30 pm.

7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS.

Mr. Farha announced that this was his last meeting as Secretary. There was discussion of Committee Member absenteeism.

8. ADJOURNMENT

Ms. Moser declared and the Committee agreed to **ADJOURN** the Meeting 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 copied from the Agenda. Edited by GWNC. The GWNC Minutes page is <http://www.greaterwilshire.org/site/site/?q=node/580>.