



Greater Wilshire Neighborhood Council  
Land Use Committee Meeting November 28, 2017  
Approved by the committee on January 24, 2018

**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, November 28, 2017, at Eastern Presbyterian Church, 4720 W. 6th St. Chairwoman Caroline Moser called the meeting to order at 6:39 p.m.

b. Roll call (Secretary)

The Secretary called the roll. Eight of the 13 Committee Members were present at the Roll Call: Rory Cunningham, Mike Genewick, Karen Gilman, John Gresham, Joseph Hoffman, Max Kirkham, Caroline Moser (Chair) and Julie Stromberg. Patricia Carroll and Dick Herman arrived later. Philip Farha, Barbara Savage and James Wolf were absent. John Perfitt no longer is on the Committee. 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](http://www.GWNC.org) and <https://lacity.quickbase.com/db/bj3apxsp3?a=q&qid=32&qskip=0&qrppg=1000&dlta=su46~>.] Also attended: nine Stakeholders and guests.

**2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**

Resident Terry Sorensen said that, at 545 S. Gramercy Pl., “they’ve been running a business . . . there . . . since 2013 . . . they’re living on the property . . . the Zoning Administrator . . . was disturbed about it.” The Committee discussed that it previously [April 12, 2017] had voted to oppose a zoning application at that address [“to convert a first floor to office space and second floor to residential space”]. There was a Zoning Hearing November 7<sup>th</sup>. He said “they claim there’s no walk-in clients . . . but I had taken pictures.” Ms. Moser requested him to forward the photos and encouraged him to reach out to Catherine Landers [Senior Deputy for L.A. City District Four Councilman David Ryu (323-957-6415; [Catherine.Landers@LACity.org](mailto:Catherine.Landers@LACity.org); <http://CD4.LACity.org>)] and to speak at the December 13<sup>th</sup> GWNC Board Meeting.

*Committee Member Patricia Carroll arrived at this time (6:46), making nine Committee Members present (the Committee quorum was seven).*

Ms. Stromberg recommended contacting the Neighborhood Prosecutor [Steve Houchin, L.A. City Deputy Attorney, Neighborhood Prosecutor Program (213) 978-7904; [Steve.Houchin@LACity.org](mailto:Steve.Houchin@LACity.org); <https://www.lacityattorney.org/neighborhood-prosecutors>)].

3. **ADMINISTRATIVE ITEMS** (Discussion and Action)

a. Review and adoption of October 24, 2017 Minutes.

The following correction to the October 24, 2017 Land Use Committee Minutes was requested: page one, Item #1. B: Mike Genewick also was absent.

**MOTION** (by Mr. Hoffman, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its October 24, 2017 Meeting as corrected.

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

*Committee Member Dick Herman arrived at this time (6:49), making ten Committee Members present (the Committee quorum was seven).*

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

Copies were distributed of and the “11/28/17 Early Planning Report Summaries for GWNC Area” were reviewed. There was discussion of the transit-oriented development (TOD) project at 5122 W. Maplewood; Ms. Gilman will contact Julia Duncan [Planning Deputy for L.A. City District Four Councilman David Ryu; 213-485-3337; Julia.Duncan@LACity.org; <http://CD4.LACity.org>] and request that the developer present to the Committee. Mr. Hoffman read aloud the project description from the Planning case summary; the developer is asking for three entitlements. He encouraged inviting Ms. Duncan to also present about TOD. Mr. Hoffman reported that the restaurant at 6703 Melrose has been closed for more than a year. It was agreed to invite developer’s representative Taik Kim to present regarding 816 S. Wilton Pl.

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

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

a. 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.

Steve Kaplan, the applicant’s attorney, presented. Copies were distributed of a site plan and renderings. The project, at the southeast corner at Beverly, would be four units accessed off Beverly and one unit accessed off Wilton, renting for \$2,000-\$2,400 per unit. The DOT recommended right-turns only from driveways. He said the City found the project to be “consistent with the Small-Lot Subdivision Ordinance.” A Stakeholder indicated that the Ridgewood-Wilton Neighborhood Association approved the project; he noted that squatters were there for around 18 months before the previous structure was demolished. Ms. Moser requested a copy of the RWNA support letter. There was discussion as to why the City allowed the demolition if the home was in a National Register of Historic Places zone. Ms. Moser wanted to see more accurate drawings. Mr. Genewick believed the design to be incompatible with the neighborhood. The Zoning Administrator estimates a February Hearing. The Committee urged and Mr. Kaplan agreed to forward concerns to the architect and developer. Ms. Moser recommended for

the developer to get letters of support. The Committee agreed to TABLE this Item. No Motion was made or vote taken.

- b. 946 S. Norton Avenue (Discussion and Possible Action). Pursuant to LAMC section 12.24-W,37, a conditional use permit for a public parking lot in the R1-1 zone to be used as parking for an adjacent commercial business. ZA-2017-3955-CU, ENV-2017-3956-CE.

Mr. Gresham spoke of long-term issues with the owner. Mr. Hoffman noted that the Board already voted [November 8, 2017] not to support the application. He will send a letter of opposition.

- c. 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.

Mr. Hoffman noted that the Committee unanimously opposed this project [September 26, 2017].

#### **5. NEW BUSINESS** (Discussion and Possible Action)

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

- a. Community Input for Density Bonus applications. (Discussion and Possible Action). Discussion for possible avenues for community input for applications without hearings.

Copies were distributed of and Mr. Hoffman explained "SB1818 . . . Interim Guidelines." There was extensive discussion of housing issues, including the City not tracking density bonus unit statistics. No Motion was made or vote taken.

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

- a. 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.

**[CM/JH CLARIFY: \_\_ WAS THIS TABLED?]**

- b. Possible agenda items for upcoming meeting:
  - i. 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
- c. Next meeting, December 26, 2017 at 6:30 pm.

The Committee agreed to have its next Meeting on Tuesday, December 19<sup>th</sup>, not the usual 4<sup>th</sup> Tuesday, at a location to be announced. Ms. Moser announced that Philip Farha

resigned as Secretary. Max Kirkham volunteered to be and was accepted as Secretary. There was discussion of Committee Member absences.

*Committee Member John Gresham left at this time (8:33), making nine Committee Members present (the Committee quorum was seven).*

**7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS.**

There were no requests or Motions at this time.

**8. ADJOURNMENT**

Ms. Moser **ADJOURNED** the Meeting with no opposition 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 copied from the Agenda.* Edited by GWNC. The GWNC Minutes page is <http://www.greaterwilshire.org/site/site/?q=node/580>.