



Greater Wilshire Neighborhood Council  
Land Use Committee Meeting March 27, 2018  
Approved by the Committee on April 25, 2018

**I. WELCOMING REMARKS**

a. Call to order (Caroline Labiner Moser)

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, March 27, 2018, at Hope Lutheran Church, 6720 Melrose Ave. Chairwoman Caroline Moser called the meeting to order at 7:15 p.m.

b. Roll Call (Max Kirkham)

Secretary Max Kirkham called the roll. Nine of the 12 Committee Members were present at the Roll Call: Patricia Carroll, Rory Cunningham, Karen Gilman, John Gresham, Dick Herman, Joseph Hoffman, Max Kirkham (Secretary), Caroline Moser (Chair) and Julie Stromberg. Philip Farha, Mike Genewick and James Wolf 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 12 filled Committee Seats, or seven Members, so the Committee could take such votes. [To apply see [www.GWNC.org](http://www.GWNC.org).] Also attended: 17 Stakeholders and guests.

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

Judy Han-Gregory, Wilshire Park Association Co-President, reported that “a detox center facility just opened up right next to . . . my home . . . they started off with one . . . now there’s four” in the area. They are required to be licensed, however, she said, “it’s highly unregulated” and described criminal activity. She is in an “R-1, HPOZ” zone and believed “it’s going to destroy the neighborhood.” Mr. Kirkham agreed to research it.

The John Burroughs Middle School “comprehensive modernization project” was commented upon and slides shown by the LAUSD’s Teresa Akins, Community Outreach Organizer [213-241-1326; [Teresa.Akins@lausd.net](mailto:Teresa.Akins@lausd.net)]; and Scott Singletary, Senior Facilities Services manager. He said that “at no time are we going to shut the School down . . . we’re keeping the campus open throughout the life of the project . . . we’re not increasing the enrollment . . . I have presented a number of community meetings” including the Hancock Park Homeowners Association. The LAUSD did a “seismic structural evaluation” and he said “we’re doing a major seismic retrofit”; he listed problems. “We have no plans of modifying the tunnel” near Wilshire or using it, he assured. He explained that “we’re completing the quad as it was in the 20’s.” They are using Historic Resources Group to design it. Bus queuing will be moved off McCadden Pl. to an inner parking lot and “we’re keeping all the street trees.” Mr. Singletary reported that “we’re now in the environmental review process. A Draft Environmental Impact Report will be out in late summer to early fall; construction completion is expected by 2024-2025. “About 60,000 square feet is coming down” and “80-85,000

square feet is being constructed.” The cafeteria, locker rooms and more “will be bigger.” He said “we’re going to be providing many more trees net.” Ms. Atkins will email more information. Committee Members recommended that the LAUSD present to the Park Mile Design Review Board.

### **III. ADMINISTRATIVE ITEMS** (Discussion and Action)

- a. Review and adoption of February 27, 2018 Minutes.

**MOTION** (by Mr. Kirkham, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its February 27, 2018 Meeting as written.

**MOTION PASSED**; zero opposed; zero abstained.

- b. Review of Early Planning Report for possible future action items.  
Copies were distributed of and the “March 6-13-2018” Early Planning Report Summaries for the GWNC Area were reviewed. It was agreed to invite a representative(s) of the 4817 W. Elmwood Ave. project (“a proposed 15 foot front yard setback in lieu of the required 30 foot setback . . .”) to present to the Committee.

### **IV. OLD BUSINESS** (Discussion and Possible Action)

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

- a. 947 S. Norton Ave: (Discussion and Possible Action) (Patty Yoon) Application is for conditional use permit for a public parking lot in the R1-1 zone to be used as parking for an adjacent commercial business. ZA-2017-4917-CU, ENV-2017-4918-CE.

Copies were distributed of a project document(s). Ms. Yoon, the Applicant, reported that she owns the nearby all-female Olympic Spa. She said “we’re applying for a CUP for two parking lots”; one has been a lot since the 1980’s, the other since 1999 (which expired in 2008). She said both are Permitted and stated that “there’s no change of use” and “there’s no further plans for development.” She met with the Wilshire Park Association and agrees with their conditions. Gary Ichihara, Wilshire Park Association Zoning & Land Use Chair, relayed that the Association said “we don’t . . . support the CUPs,” however, “we’re not looking to shut them down . . . we will oppose any future expansions into the R-1 zone . . . the conditions need to be strictly limited to those two parcels . . . 946 and 947 . . . we would like them to keep . . . the integrity . . . of the surrounding properties,” some of which Ms. Yoon also owns. She said business hours are from 9:00 a.m. – 10:00 p.m. and they have no plans to rent the lots for after-hours use. Parking will be “strictly valet.”

**MOTION** (by Mr. Gresham, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board approve the application for a Conditional Use Permit for a public parking lot at 947 S. Norton Ave. in the R1-1 zone to be used as parking for an adjacent commercial business based on the conditions in the March 15<sup>th</sup> Wilshire Park Association letter, and to recommend that the City Zoning Administrator approve the application.

**AMENDED MOTION** (by Mr. Gresham, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board recommend to the City Zoning Administrator to approve the application for a Conditional

Use Permit for the historic parking lot use at 946 and 947 S. Norton Ave. with the conditions in the attached March 15, 2018 Wilshire Park Association letter.

**MOTION PASSED;** zero opposed; zero abstained.

- b. 946 S. Norton Ave: (Discussion and Possible Action) (Patty Yoon) 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.

See above Item #4. a.

- c. 4827 W. Oakwood Ave: (Discussion and Possible Action) (Kenneth Ree, Won Cho and King Woods) Preliminary Parcel Map for a Small Lot Subdivision. Demo a Single-Family Residence to construct a 4-Unit SLS. AA-2017-5342-PMLA-SL, ENV-2017-5343-CE.

Copies were distributed of a project document(s). Mr. Woods reported that “Mr. Ree has made some slight revisions of the plans.” They will submit more information to the Committee and to the City. Mr. Ree stated that “we’re trying to make it more appealing to the community.” He described changes including added trees. Committee Members expressed concern about supporting the project without more information. Mr. Hoffman noted that this is Mr. Ree’s third presentation and that much bigger projects nearby have not presented to the Committee. Mr. Ree said “yes,” outreach can be done by the next GWNC Board Meeting.

**MOTION** (by Mr. Hoffman, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project at 4827 W. Oakwood Ave. as presented with the condition that the Board receive the Committee’s requested outreach at the next Board Meeting.

**MOTION PASSED;** zero opposed; zero abstained.

- d. 5115 W. Wilshire Blvd.: (Discussion and Possible Action) (Ariel Gutierrez & Jay Kwon) Conditional Use Permit to allow the continued operation and maintenance of an existing 4485 sq. ft. restaurant with on-site sales and consumption of beer and wine. 114 indoor dining seats and 24 outdoor patio dining seats. CUB: Hours of operation and alcohol sales from 11 am to 11 pm daily. ZA-2018-540-CUB, ENV-2018-541-CE.

Copies were distributed of a project document(s). This is for Genwa Restaurant. Mr. Gutierrez said “Jay Kwon has operated this restaurant since 2007 . . . no entertainment is being proposed . . . no changes”; just a CUP renewal including beer and wine sales.

**MOTION** (by Ms. Stromberg, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application for a Conditional Use Permit at 5115 W. Wilshire Blvd. for the sale of beer and wine as presented, with the condition that the City Planning Dept. revisit the CUP for beer and wine if the ownership changes.

**MOTION PASSED;** zero opposed; zero abstained.

- e. 5212 W. Melrose Ave: (Discussion and Possible Action) (Susan Hunter). 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-ZV-ZAA, ENV-2017-3166-EAF.

Copies were distributed of documents, including a letter from Charles D'Atri, Larchmont Village Neighborhood Association President, and Karen Gilman, LVNA Secretary, supporting the project at 5212-5218 W. Melrose Ave. Ms. Hunter described the structures' 1921-1922 background; they were identified by the City in 2015 "as being historically and culturally significant." The LVNA supports the project, as did Stakeholders Elliott Rosenberger and Donald Rhine.

**MOTION** (by Mr. Cunningham, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Cultural Historic Monument application for 5212-5218 W. Melrose Ave.

**MOTION PASSED;** zero opposed; zero abstained.

**V. New Business** (Discussion and Possible Action)

There was no new business at this time.

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

There was discussion of resolving the meeting parking situation. Ms. Moser reminded Committee Members to respond about whether they will attend these meetings or not.

- a. Submission Guidelines: (Discussion and Possible Action) (Caroline Labiner Moser)

Copies were distributed of "Proposed GWNC Land Use Committee Guidelines."

- b. Possible agenda items for upcoming meeting:

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

- i. 3323 W. Olympic Blvd. & 975-987 S. Manhattan Pl.: (Kevin Reed and Dominic Hong) 7-story residential building w/ 95 apartments, 2 levels of subterranean parking w/ 162 parking stalls. Total gross building square footage = 123,445 sq. ft. Building height 95' CPC-2018- 656-DB-SPR, ENV-2018-657-EAF. Density Bonus Review. The Manhattan Project I.

The above was noted.

- ii. 3323 W. Olympic Blvd & 970-996 S. Manhattan Place: (Kevin Reed and Dominic Hong) 7-story mixed use building w/ 114 apartments and 3,550 sq. ft. of retail (hours of operation 9am to 9 pm) fronting Olympic Blvd., with 2 levels of subterranean parking w/ 216 parking stalls. Total gross building square footage = 159,186 sq. ft. Building

height 95' CPC-2018-617-DBSPR, ENV-2018-618-EAF. Density Bonus Site Plan Review. The Manhattan Project II.

The above was noted.

- iii. 5784 W. Melrose Ave (Adan Madrid) 24 hour 7-11 convenience store with no alcohol sales.

This project will be presented at the April [24th] Meeting.

- iv. 4817 W. Elmwood Ave: A proposed 15-foot front yard setback in lieu of the required 30-foot setback established through building line ordinance # 46358, for the development of two (2) new duplexes. ZA-2018-1173-ZAA, ENV-2018-1174-CE.

The above was noted.

- v. Wilshire Center Koreatown Neighborhood Council/Proposed Wilshire Center Bangladesh Neighborhood Council: (Information only) Possible impact on GWNC.

There was discussion of the above. Mr. Gresham reported that John Darnell [Neighborhood Council Advocate, L.A. Dept. of Neighborhood Empowerment (DONE); 213-978-1551; John.Darnell@LACity.org; www.EmpowerLA.org], “does not expect it to affect our Neighborhood Council.” Committee Members agreed to communicate with the City about this.

- vi. John Burroughs Middle School Renovation.

There was discussion of actions to take.

- c. Next meeting, April 24, 2018 at 6:30 pm.

The above was noted.

## **VII. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS**

There were no requests at this time.

## **VIII. ADJOURNMENT**

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