



Greater Wilshire Neighborhood Council Land Use Committee
July 28, 2015
MINUTES
Approved by the Committee 11/24/15

1. WELCOMING REMARKS

A. Call to order (James Wolf)

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, July 28, 2015, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:41 p.m.

B. Roll call (Barbara Savage)

Secretary Barbara Savage called the roll. Twelve of the 15 Committee Members were present at the Roll Call: Patricia Carroll, Ann Eggleston, Mike Genewick, Karen Gilman, John Gresham, Dick Herman, Joseph Hoffman, Jeff McManus, Barbara Savage, Julie Stromberg, Greg Wittmann and James Wolf. Three Committee Members were absent: Alan Bernstein, Patty Lombard and Caroline Moser. The GWNC Land Use Committee quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) is eight, so the Committee could take such votes. Also attending: five Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Ms. Gilman reported that the Larchmont Bungalow [107 N. Larchmont Ave.] submitted to the City a new land use application requesting clarification of the “Q” conditions on Larchmont, specifically, what a restaurant is.

Copies were distributed of and Ms. Savage reviewed the “07/28/15 Early Planning Report Summaries for GWNC Area.” It was thought that the “716 W Melrose Ave” probably is wrong. Mr. Wolf will Agendize discussions of projects at 150 S. Rossmore, 4120 W. Olympic and 1036 S. Norton.

3. ADMINISTRATIVE ITEMS (Discussion and Action)

A. Review and adoption of June 23, 2015 Minutes

Ms. Savage requested and it was agreed to TABLE approval of the Minutes.

4. OLD BUSINESS (Discussion and Possible Action)

A. Application for 24-hour operation and a CUB for beer and wine sales at a new 7-Eleven store at 5273 W. Olympic Blvd. (Tara Devine)

Applicant has signed a lease for the property, which would allow a by-right store with no alcohol sales and hours from 7 a.m. to 11 p.m. requesting a CUB for beer and wine sales and 24-hour operations. At last month's meeting, the project representative made a full presentation of plans for renovating the property, with a lengthy list of conditions negotiated with the Sycamore Square Neighborhood Association (which supports the project, contingent on the conditions). But although a majority of LUC Members present at the time expressed support for the conditioned application, there was no quorum at that point in the meeting, so a formal vote could not be taken. Returning this month for that vote.

Project representative Tara Devine presented. She displayed renderings and reviewed the project on the northeast corner of Olympic and La Brea. The "Yogurt and Beyond" and a pet supply store would be relocated. 7-Eleven will retain the mission-style roof and make \$300,000-500,000 in design and maintenance improvements. They will plant drought-resistant landscaping and upgrade the lighting. Alcohol sales would be from 11:00 a.m. – 11:00 p.m. She said "the trash enclosure will remain closed and gated at all times." The store will have "a minimum of five security cameras." There will be "no advertisements obstructing" the displays. There also will be a "24-hour graffiti removal policy" and "daily sweeping of the lot." She encouraged people to reach out to the Franchisee about issues and possible partnerships. Ms. Eggleston indicated that the Sycamore Square Neighborhood Association (SSNA) still is very concerned about the proposed 7-Eleven, saying "we know there's going to be issues." Ms. Devine encouraged contacting her if there is a problem, though she does not directly work for 7-Eleven. She said "we will include a voluntary list of conditions" and the SSNA's conditions list in their Application "at our Hearing."

MOTION (by Mr. Gresham, seconded by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Sycamore Square Neighborhood Association (SSNA) approval of the CUP Application for 24-hour operation and a CUB for beer and wine sales at a new 7-Eleven store at 5273 W. Olympic Blvd. and write a letter subject to SSNA conditions.

MOTION PASSED unanimously by a hand vote.

5. New Business (Discussion and Possible Action)

A. Application for Historic-Cultural Monument status for the H.H. Whitley mansion at 674 S. Crenshaw (Robby O'Donnell & Lorna Hennington)

Initial presentation, discussion and possible action on pending landmark application for property adjacent to the Boulevard Heights historic district.

Copies were distributed of a "Boulevard Heights: H.H. Whiteley Mansion" handout. Ms. O'Donnell showed 1920 and current photos indicating the mansion "is fully intact." She described its historical importance. It has "been a church and a school . . . it's now a

halfway house.” She said “it’s going to go before Cultural Heritage September 6th . . . it doesn’t have any historic protections.” She is the Applicant.

MOTION (by Mr. McManus, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Application for Historic-Cultural Monument status for the H.H. Whitley mansion at 674 S. Crenshaw.

DISCUSSION: A support letter is needed by September 6th. Mr. Gresham noted a precedent in the community.

MOTION PASSED unanimously by a hand vote.

B. Support for Sycamore Square ICO application (Ann Eggleston)

Initial presentation, discussion and possible action on a request by the Sycamore Square Neighborhood Association to support its request to the City that its R-1 single-family properties (on the 700-900 blocks of S. Citrus Ave. and the 700-800 blocks of S. Orange Dr.) be included in the recently-instituted ICO that will prevent teardowns on those properties while revisions to the City’s Baseline Mansionization Ordinance are being considered.

Ms. Eggleston noted that L.A. City District Four Councilman David Ryu (213-485-3337; Councilmember.Ryu@LACity.org; <http://CD4.LACity.org>) made a City Council Motion that was passed to apply the ICO [Interim Control Ordinance] in R-1 neighborhoods in Sycamore Square, Brookside and Sherman Oaks. Stakeholder Charla Genser supported it.

MOTION (by Ms. Stromberg, seconded by Ms. Savage): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support and write such a letter regarding the Sycamore Square Interim Control Ordinance (ICO) application to request to the City that its R-1 single-family properties (on the 700-900 blocks of S. Citrus Ave. and the 700-800 blocks of S. Orange Dr.) be included in the recently-instituted ICO that will prevent teardowns on those properties while revisions to the City’s Baseline Mansionization Ordinance are being considered.

MOTION PASSED unanimously by a hand vote.

[The following was meant to be Item #6.]

B. COMMITTEE MEMBER REPORTS (discussion and possible action)

A. Transportation Committee Liaison Report (Stromberg)

Update on local transportation issues GWNC is monitoring.

Ms. Stromberg reported that the L.A. Bureau of Street Services repaired seven locations. The next Committee will be the usual first Monday, August 3rd at 7:00 p.m. at Wilshire United Methodist Church.

[The following was meant to be Item #7.]

C. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

A. Possible agenda items for upcoming meetings:

- Demolition of 9 single family residences and development of a 5-story, 88-unit apartment building at 501-543 N. Wilton (John Reed)
- Application for a CUB for a full line of liquor sales for on-site consumption at the existing Lyric Theater at 520 N. La Brea (Kiyoshi Graves)
- Application for a tract map for new condominiums at 850 N. Sycamore Ave. (Michael Gonzales)
- Updates on plans for townhouses and condominiums at 612 S. Norton and 4055 W. Wilshire Blvd. (Kay Lee)
- Update on application for a tract map to allow construction of a new 8-unit condominium building at 800 S. Lorraine (Kamran Kazemi, Frank Toloui)
- Update on application to build a new 5-story, 44-unit condominium building at 836-850 S. Crenshaw (Camille Zeitouny)
- Application for a Change of Use to convert the old Scottish Rite Temple to a private, non-profit museum at 4357 W. Wilshire Blvd. (Michael Gruber)

Mr. Wolf noted the above. Ms. Gilman noted that the L.A. Times posts “environmental notices” on Thursdays and Fridays. Ms. Eggleston reported that the historical landmark Firestone building at 800 S. La Brea was sold; the buyer is unknown. She wants the GWNC to help protect it. [Note: on April 11, 2012 the GWNC passed a Motion that it “supports the Historic Cultural Monument application for the Firestone building at 800 S. La Brea Ave.”]

[There was no Agenda Item #6.]

7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

There were no future Items at this time. There was discussion that there will not be a Meeting in August [25th].

8. ADJOURNMENT

The Meeting was **ADJOURNED** at 7:33 p.m.

Respectfully submitted,

David Levin

Minutes Writer

The first paragraph of some Items, Motions/Resolutions and other wording may have been directly copied from the Agenda. Edited by GWNC. The GWNC Minutes page is <http://www.greaterwilshire.org/site/site/?q=node/580>.