



Greater Wilshire Neighborhood Council Land Use Committee
September 29, 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, September 29, 2015, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:40 p.m.

B. Roll call (Barbara Savage)

Roll call was taken. Eight of the 14 Committee Members were present at the Roll Call: Karen Gilman, John Gresham, Dick Herman, Joseph Hoffman, Jeff McManus, Julie Stromberg, Greg Wittmann and James Wolf. Six Committee Members were absent: Patricia Carroll, Ann Eggleston, Mike Genewick, Patty Lombard, Caroline Moser, Barbara Savage. 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: 20 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 25, 2015 Minutes

Mr. Wolf requested and it was agreed to Table approval of the Minutes.

B. Review Early Notification Report

Copies were distributed of and Ms. Savage reviewed the “09/29/15 September Early Planning Report Summaries for GWNC Area.” Ms. Gilman requested and Mr. Wolf agreed to Agendize discussion of 655 N. Rossmore and 401 S. Western. He also will Agendize 640 N. LaBrea.

Committee Member Julie Stromberg recused herself and left the room at this time, making seven Committee Members present (the Committee quorum is eight).

Mr. Wolf explained that Paramount Pictures representatives will attend the October [14th] GWNC Board Meeting. Stakeholder Mary Ann Biewener brought CD and printed copies of the Paramount Pictures Master Plan Draft Environmental Impact Report and related documents.

Committee Member Julie Stromberg returned to the room at this time, making eight Committee Members present (the Committee quorum is eight).

4. OLD BUSINESS (Discussion and Possible Action)

- A. 407 S. Gramercy. Construction of an unmanned wireless telecommunications facility on top of an apartment building. Will be visible from street. Originally supported by both LUC and GWNC Board, but Renters of building are opposed. At the Aug 12 GWNC Board meeting the board members voted to revisit the project and hear from both the applicant and the renters.

Mr. Wolf explained about the cell tower “that we asked that it be brought back to the Committee.” Verizon Wireless’ Matt Vigil showed slides with a site plan and photos. He said “we’ve incorporated some design changes that the Zoning Administrator” requested; they “will install antennas and some BTS cabinets.” He described the designs. He stated that “Verizon is willing to make it as aesthetically pleasing as possible” and explained the need for the installation. They are unable to co-locate it at 357 S. Wilton Place; “there’s no room on that building.” Mr. Vigil said “the Zoning Administrator is watching for” the Committee’s response; he expects construction to take 12 months.

Stakeholder Rory Cunningham was concerned about “architectural integrity” of the building, which is eligible for the National Historic Registry. He was concerned with earthquake and high winds safety, and removability of the installation when new technologies are available. Resident Meryl Jacobs encouraged “to improve the towers” instead of building more. She noted that GWNC policy recommends installing cell towers on commercial properties, not residences. Resident Jessica Burton said “there are already seven cell and phone towers in the vicinity”; it would be “a precedent” to allow installation on a residential property and that is a residential, not commercial neighborhood. She believed that “no changes were aesthetically made.” Stakeholder Sophia Dearborne believed that Verizon did not contact residents, despite promises. A Verizon representative said that the City said the cell tower would have “no significant impact” on possible National Historic Registry designation. Mr. Wolf requested more information.

MOTION (by Ms. Gilman, seconded by Ms. Stromberg: The Greater Wilshire Neighborhood Council Land Use Committee supports the neighbors in opposing the proposal for a wireless telecommunications tower on a residential building as proposed.

MOTION PASSED by a hand vote with six in favor; one opposed; zero abstained; Mr. Wolf did not vote.

Mr. Wolf noted that the vote is to make a recommendation to the Board at its October 14th Meeting.

5. NEW BUSINESS (Discussion and Possible Action)

- A. 901 S. Gramercy Asking for a Tentative Tract. Proposed 21 unit Condo with 42 parking spaces. The lot is zoned R3-1 currently vacant. (Taik Kim)

Mr. Kim, the Engineer, and an Architect presented and showed photos. The by right project is at the southwest corner of Gramercy and 9th St. They are not requesting any special privileges. They “provided all required parking,” including bicycle spaces. The parkway is “five feet landscaping and five feet sidewalk”; it would have four trees. The rear setback is 15 feet of open space. The rooftop would have elevator access and planters, benches and open space; it is depressed behind a mansard wall. The Architect indicated they will get the building Permit “in about two weeks.” The project is going to be built as an apartment. No Motion was made or vote taken.

Committee Member Jeff McManus left at this time, making seven Members present, one short of the Committee quorum of eight.

- B. 655 N Rossmore Starbucks Change of Use Existing retail Store C2-1. New Starbucks replacing Valero Gas Station on the corner of Melrose. Asking for early opening hours from 4am-12am 7 days a week. (12.24 W27) including deliveries.

Mr. Gresham noted that “that particular intersection is problematic,” especially the access on Rossmore. No Motion was made or vote taken.

- C. 454 S Irving Certificate of Appropriateness from HPOZ 12.20.3.K. Adding 898sq ft to existing ground floor structure for master bedroom suite

No Motion was made or vote taken.

6. COMMITTEE MEMBER REPORTS (including discussion and possible action items, if listed):

- A. Transportation Committee Liaison Report (Stromberg)
Update on local transportation issues GWNC is monitoring.

Ms. Stromberg reported that the Committee met August 3rd; they next will meet October 5th. The City’s General Plan Transportation Mobility Element was approved August 4th by the City Council with Councilmembers Koretz and Cedillo opposing. She described the latest proposed revisions to the Plan, which the City Council’s Transportation Committee will consider in October. She listed five recent street repairs; the Committee is working to get more concrete repairs. Mr. Gresham reported that an area of LaBrea will be reduced to two lanes because of Metro Purple Line Train construction starting October 23rd. [See http://media.metro.net/projects_studies/westside/images/presentation_purpleline_2015-0716.pdf.]

Mr. Hoffman reported that the City is considering amnesty for 942 illegally installed billboards and allowing some four-story high digital billboards. Mr. Wolf will Agendize this for the next Meeting.

B. Sustainability Committee Report (Stromberg)

There was no report at this time.

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

Mr. Wittman announced that he is resigning from this Committee; he still will be a Board Member.

A. Possible agenda items for upcoming meetings:

- 501-543 N. Wilton. Demolition of 9 single family residences and development of a 5-story, 88-unit apartment building (John Reed)
- 4807-4813 W Oakwood (“Saint Oak II”). Construct a 4 story 18 unit residential condominium dev. w/ a 1 stry subT garage R3-1. (King Woods)
- 4055 W. Wilshire Blvd. Updates on plans for townhouses and condominiums at 612 S. Norton and (Kay Lee)
- 800 S. Lorraine. Update on application for a tract map to allow construction of a new 8-unit condominium building (Kamran Kazemi, Frank Toloui)
- 836-850 S. Crenshaw. Update on application to build a new 5-story, 44-unit condominium building (Camille Zeitouny)

Mr. Wolf noted the above.

8. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

There were no requests or Motions at this time.

9. ADJOURNMENT

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

MOTION PASSED with no opposition.

The Meeting was **ADJOURNED** at 8:31 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>.

