



Greater Wilshire Neighborhood Council Land Use Committee

January 22, 2013

APPROVED BY THE COMMITTEE 3-26-13

1. Call to Order

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, January 22, 2013, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:46 p.m.

2. Roll Call and Approval of the Minutes

[This Agenda Item was addressed after Item #5. c.] Secretary Greg Wittmann called the roll. Land Use Committee Members in attendance at the roll call were: Ann Eggleston, Mike Genewick, Karen Gilman, John Gresham, Dick Herman, John Kaliski, Gerda McDonough, Caroline Moser, Greg Wittmann and James Wolf. Patricia Carroll arrived later. Committee Members absent: Bill Funderburk, Mitchell Karp, Patty Lombard, Fred Mariscal, Jeff McManus, Brianna Valdez and Daniel Whitley. Also attending: nine Stakeholders and guests.

Ten of the 18 Committee Members were present at the roll call. The GWNC Land Use Committee quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) is ten, so the Committee could take such votes.

The following correction to the November 27, 2012 Land Use Committee Minutes was requested: page one, Item #3: “She said the 18-Member Committee is “the largest it’s ever been.”” should read “She said the 18-Member Committee is “the largest it’s ever been” and requested nominations for Chair and Secretary.”

MOTION (by Ms. Moser, seconded by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its November 27, 2012 Meeting as corrected.

MOTION PASSED by a voice vote.

3. Review of Recent Notifications for Possibility of Further Study/Action (GWNC Mail and Early Notification Report).

The “01/22/13 December-January Early Planning Report Summaries for GWNC Area” was distributed and reviewed. Mr. Wolf noted that the 142 and 468 S. LaBrea Ave. projects will be Agendized for the February [26th] Committee Meeting.

Committee Member Patricia Carroll arrived at this time.

4. New Business

- a. Legalizing unpermitted garage conversion by previous owner (317 N. Van Ness).
Copies of the Zoning Administrator Adjustment application and photos of the property were distributed. Jeff Jacobberger, representing the owners, explained that they were cited for the

garage conversion (completed by previous owners) by the Building and Safety Department during a permitted excavation for a new swimming pool . He said “parking would be behind the gate . . . [and] not damage the appearance of the property.” He described how the current structure’s configuration, including the swimming pool excavation, makes use of the existing garage difficult. There was extensive discussion with Mr. Jacobberger and the owner regarding the configuration and the need for the Adjustment. Mr. Kaliski was concerned that supporting the application would set a precedent for overdevelopment.

MOTION (by Mr. Kaliski, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Zoning Adjustment application for the project at 317 N. Van Ness with the condition that the tandem parking spaces be located to the west of the existing 35-foot building line, and based upon the circumstance that existing conditions of the property do not have a garage and that an excavation is moving forward for a swimming pool that was approved by the City.

AMENDMENT TO THE MOTION (by Mr. Gresham, seconded by Ms. Moser):
. . . and the owners will seek a Variance for the front yard over-height fence and gates.

AMENDMENT TO THE MOTION FAILED by a hand vote with three in favor; eight opposed.

ORIGINAL MOTION PASSED by a hand vote with 10 in favor; one opposed.”

MOTION (by Mr. Gresham, seconded by Mr. Kaliski): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board request that the owners seek a Variance for the front yard over-height fence and gates.

MOTION PASSED by a hand vote with six in favor; two opposed.

Mr. Jacobberger added that he has “not heard yet from [City] Planning when a Hearing will be scheduled.”

- b. Master sign program at Wilshire/La Brea development (5200 Wilshire).
[This Agenda Item was addressed after Item #4. c.] Applicant Jimmy Fuller distributed copies of and described a “Planned Sign Program . . . proposing retail and residential.” There was very extensive discussion of specific dimensions of the different “zones” of proposed signage and discrepancies between the handouts wording and some of the diagrams, and a lack of specifics as to exactly where each sign(s) could be placed within each zone. Mr. Fuller said the intention is for all the signs to be internally lit. Mr. Kaliski and Mr. Wolf expressed their belief that the signage does not compliment the architecture.

MOTION (by Ms. Eggleston, seconded by Mr. Wittmann): The Greater Wilshire Neighborhood Council Land Use Committee recommends that, whereas the package that was presented was not complete and is contradictory, the GWNC Board not support the master sign program at Wilshire/La Brea development (5200 Wilshire) package as presented.

DISCUSSION: Stakeholder Elizabeth Fuller would like the package to recognize how the Program would comply or not with the recommendations of the Miracle Mile Community Design Overlay zone.

MOTION PASSED by a hand vote.

The Committee requested that the representative return to the committee for further discussion when a more specific and consistent plan is ready to present.

c. Waiver of public hearing for garage adjustment at 358 S. Mansfield.

[This Agenda Item was addressed after Item #4. a.] Barbara Savage, the applicant, indicated she has the support of neighbors, CD4 and the Zoning Administrator, who “already waived the Hearing.” She works for CD4 and helped form the HPOZ. She “has every single sign-off” and agreed “this will never be a separate living unit.” There was discussion of what the applicant is requesting of the Committee. Ms. Savage wants to put a second-story on a zero-foot setback lot line over a garage built in 1929 and said “everything else was permitted.”

MOTION (by Mr. Genewick, seconded by Ms. Eggleston): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Master Land Use Permit application for 358 S. Mansfield to allow a reduced southern side yard of zero feet in lieu of the required five feet.

MOTION PASSED by a hand vote with nine in favor; one opposed.

5. Old Business

a. Update on and possible motion for recommendation on illegal hostel at 265 S. Gramercy.

Ms. Carroll reported that the youth hostel “continues to be illegal . . . [and is] under consideration with the City Attorney’s Office.” She recommended writing letters to CD4. “They’re operating illegally in an R-1 zone . . . we don’t know why the City isn’t shutting them down . . . he’s packing people into the rooms like sardines.” The proprietor appears to be charging young people from around the world for one- and two-night stays.

MOTION (by Mr. Kaliski, seconded by Ms. Carroll): The Greater Wilshire Neighborhood Council Land Use Committee resolves that, whereas the Committee is concerned that there is a possible non-compliant commercial hostel use in an R-1 zone and a building about which neighbors have repeatedly complained to the City to no avail regarding potential fire, health and business violations, therefore, the Committee recommends that City Council District Four immediately intervene with neighbors and the property owners to resolve the seeming conflicts.

MOTION PASSED by a hand vote.”

b. Update on and possible Motion for recommendation on construction at 112 N. Gramercy.

Ms. Carroll reported that no concerns were expressed to her.

c. Update on possible code violations at 610 S. Van Ness (Caroline Moser).

[This Agenda Item was addressed after Item #1.] Ms. Moser noted “significant code violations.” The owners are negotiating with the City Attorney’s Office; there will be a judicial Hearing in April. Ben Seinfeld, Field Deputy for Councilman LaBonge (213-485-3337; cell 213-804-2388; Ben.Seinfeld@LACity.org), is getting a violations list.

d. Application for extension of ABC permit hours to 2 a.m. for Jajungguh Café / Bicycle Club (4653 Beverly).

Mr. Wittmann reported that the ABC has not yet replied to our inquiries about the application status, which first came to our attention after residents of the building next door were notified of it last summer.

6. Committee Member Comments and Reports

- a. Final vote to accept draft policy on liquor licenses.
Copies of a “(GWNC) Liquor License Policy” were distributed.

MOTION (by Mr. Gresham, seconded by Mr. Kaliski): The Greater Wilshire Neighborhood Council Land Use Committee accepts the “(GWNC) Liquor License Policy” as the Policy of the Committee.

MOTION PASSED by a voice vote.

- b. Review of 2009 Land Use Committee protocols.
Copies of an April 2010 “[GWNC] – Land Use Committee Draft Protocols for Discussion and Adoption” were distributed. Ms. Fuller explained that new Committee Members asked for more Committee protocol information and that the Committee could review the draft. Mr. Gresham suggested that the Committee adopt the same Committee Member absence policy as the Board.
- c. Traffic and Transportation Committee.
Ms. McDonough reported that the Committee will meet February 6th.
- d. Update on former Oasis Christian Church site.
Ms. Fuller reported that they are moving in March. Mr. Wittmann reported that the Korda Group is the new owner; there’s no indication yet as to what would be built.

7. Public Comments

There were no comments at this time.

8. Announcements and Adjournment

Ms. Carroll announced the January 31st YMCA groundbreaking.

- a. Next meeting: Tuesday, February 26, 6:30 p.m.
Mr. Wolf noted this.
- b. Possible future agenda items:
Mr. Wolf noted the following:
SoCalGas transmission boxes
CUB at La Brea Bakery (468 S. La Brea)
CUB at Tinga (142 S. La Brea)
Harold Henry Park improvements

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

MOTION PASSED without any objections.

The Meeting was **ADJOURNED** at 9:12 p.m.

Respectfully submitted,
David Levin
Minutes Writer