



Greater Wilshire Neighborhood Council Land Use Committee
January 25, 2011
MINUTES

1. Call to Order

A duly noticed meeting of the Land Use Committee of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, January 25, 2011, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Secretary Elizabeth Fuller relayed that Chairman James Wolf was unable to attend and called the meeting to order at 6:49 p. m.

2. Roll Call and Approval of the Minutes

Secretary Elizabeth Fuller called the roll. Land Use Committee Members in attendance at the roll call were: Patricia Carroll, Karen Gilman, Elizabeth Fuller, Dick Herman, John Kaliski, Patty Lombard, Caroline Moser, Fred Pickel. Mike Genewick arrived later.

Eight of the 14 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 eight, so the Committee could take such votes. No Committee seats were vacant at this time. Also attending: two Stakeholders and guests. Committee Members absent: Cindy Chvatal, Rudy Gintel, John Gresham, Ben Rosenberg and James Wolf.

MOTION (by Ms. Moser, seconded by Mr. Pickel): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its November 23, 2010 Meeting as written.

MOTION PASSED by a voice vote.

Committee Member Mike Genewick arrived around this time.

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

Ms. Fuller thanked Karen Gilman for compiling the “1/25/11 December -January Early Planning Summaries for GWNC Area” and distributed and reviewed it. Ms. Fuller said the 901 S. Wilton Pl. project will be on the agenda at the next [February 28th] Committee Meeting. She “thinks it’s a sober living home . . . on the southwest corner.” She “spoke with Mr. Rojas . . . [and] “doubts they have” a Hearing date yet. Ms. Lombard said that “the Care facility is only one block from Wilton Place Elementary School” and Mr. Kaliski reminded that “it has to be at least 500 feet from the School.” Ms. Fuller continued that the “Community Care Facilities Ordinance is coming up for a vote . . . February 10th.” The 517 S. Wilton Pl. project “is new construction.” There was discussion regarding City parking space requirements.

4. New Business

A. 838 N. Mansfield Ave. condo conversions & limited parking (Ben Safyari).

Ms. Fuller explained that this was continued from the last Committee Meeting. Ben Safyari, Land Use Consultant for Epco Consultants (810.478.3231; Epco911@yahoo.com), presented. He said “it’s an existing four-unit apartment building.” Three of the units are one bedroom; the fourth is two bedrooms. The owner lives in one unit, tenants live in and are interested in buying two other units, and the fourth unit is vacant. He said the owner is requesting approval of seven parking spaces in lieu of eight. “There’s no need for more than five or six spaces for parking.” He described that three tenants only have one car each. He displayed a diagram and said that “each rental is \$800 per unit” and he “couldn’t find any” other condo conversions on that block. Mr. Kaliski described local cities’ concerns regarding the loss of affordable housing and recommended approval upon the condition in the below Motion.

MOTION (by Mr. Kaliski, seconded by Mr. Genewick): The Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board support the application for the 838 N. Mansfield Ave. condo conversions and limited parking upon the condition that there is a covenant on the property to maintain seven parking spaces on site with four units in perpetuity.

DISCUSSION: Mr. Safyari stated “we would love to keep the parking spaces forever.”

MOTION to CALL FOR THE QUESTION (by Mr. Genewick); there were no objections.

MOTION PASSED by a voice vote.

Ms. Fuller “will provide a letter that [Mr. Safyari] can take to the City.”

B. 846 S. Longwood over-height fence (Dimitri Chami).

Ms. Fuller indicated that the applicant did not respond to an invitation to attend this Meeting. Mr. Kaliski described that “it’s the one that says ‘Chateau Le Moyne’ on the side.” There was discussion that construction has already been completed, including “over-height fences . . . and a swimming pool.” Mr. Kaliski and other Committee Members said they are being asked to approve the project “after the fact.” Mr. Fuller described the project, including a 12-foot fence that was originally described as 7 feet in a previous application. Mr. Kaliski said “it’s been done for about a year . . . It’s one of the fanciest houses in the neighborhood.” There was discussion regarding how the owner could “remedy” the project.

MOTION (by Mr. Genewick, seconded by Mr. Herman): The Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board oppose the application for a variance for the 846 S. Longwood over-height fence due to the fact that the application was presented after the fact and no mitigation measures have been taken, and recommends that the owner should adhere to existing Ordinances regarding front and side yards.

MOTION PASSED by a voice vote.

Mr. Kaliski volunteered to draft a letter about this. There was discussion regarding the timing of the letter. Regarding another question, Mr. Kaliski said razor wire is only allowed on industrial-zoned property. There was discussion regarding the new BMW sales and service facilities on Wilshire Blvd., and that there is razor wire on that property.

5. Old Business

A. Eastern Presbyterian Church Renovations - 4270 W. 6th St. (Kiyoshi Graves).

Ms. Fuller relayed that “they will be returning next month” and “they now have King Woods representing them.”

B. Code Simplification Core Findings Ordinance – Discussion and possible recommendation for Board action (Wolf, Kaliski).

[This and Item 5. B. were addressed together.] Mr. Kaliski described that in reading the Ordinance and related materials he believes that the Ordinance could be interpreted and/or applied in different ways. He and Mr. Genewick believed that the Committee “doesn’t have enough information to take a position.” Mr. Pickel recommended and it was agreed to indefinitely TABLE this Item.

C. Community Plan Overlay Districts (CPIO) ordinance -- Discussion and possible recommendation for Board action.

[This and Item 5. A. were addressed together.]

D. Update on zoning violations at meditation center at 221 S. Manhattan Pl. (Carroll).

Ms. Carroll reported that “they’re trying to make it seem as uncommercial as possible” and Stakeholder Rory Cunningham is working with Doug Mensman [Assistant Planning Deputy for L.A. City District Four Councilman Tom LaBonge (213-485-3337; 323-957-6415; Doug.Mensman@LACity.org)]. She related that Mr. Cunningham “counted 17 . . . pairs of shoes in front . . . They seem to be operating 24 hours a day . . . and it has razor wire.”

E. Update on Ogamdo Café CUP hearing – 842 S. La Brea (Fuller).

Ms. Fuller described that “it’s a Korean-Chinese restaurant on the corner at LaBrea . . . In 2006 they applied for a CUP requesting many privileges, almost all of which were denied. In 2009, they re-applied, for all the same privileges: they’re open until 11; they want to be open to 1:00 or 2:00 . . . they have an outdoor patio without permits and want to get permission for it . . . The neighbors can hear everything . . . They want to lease parking off-site so they don’t have to have the required number of spaces . . . Despite the denials in 2006, they have been using the back patio. . . They have been out of compliance since 2006 . . . King Woods is their new representative and would like to make a presentation to the GWNC Land Use Committee next month. . . . Renee Weitzer will visit [the property] . . .”

6. Committee Member Comments & Reports

A. Wireless Telecommunications Subcommittee – Presentation and possible vote on latest draft of proposed policy for GWNC (Carroll, Gilman, Lombard, Kaliski, Genser, Fridman). Mr. Kaliski said he would bring a new draft of the policy for a vote at the next meeting. There was discussion of the proliferation of fiber-optic cabinets as well as wireless facilities. When committee members asked if it would be possible to have a presentation on the cabinets, Ms. Fuller said she would ask the Outreach Committee for help in finding someone.

7. Public Comments

There were no public comments at this time.

8. Announcements & Adjournment

Ms. Carroll reported that there are “boarding houses on St. Andrews . . . [and] there’s increased activity at 220 . . . An Administrative Hearing was held on December 28th; an extension was granted to January 28th.” Mr. Kaliski said to “expect a tremendous amount of organized opposition from the community care industry” to the Community Care Facilities Ordinance.

Ms. Carroll distributed handouts for and announced L.A. City District 13 Councilman Eric Garcetti’s “[L.A.] Neighborhood Dreams Initiative” and “Hollywood Community Visioning Summit.” Mr. Kaliski noted that “it makes no mention of the Hollywood Community Plan.” There was very extensive discussion regarding the Initiative in regard to the Community Plan and City planning efforts and challenges.

There was extensive discussion regarding Larchmont Blvd. development and visions. Mr. Kaliski observed that “Larchmont is becoming a food court . . . There’re certain demographic shifts happening as well” toward younger people and “it’s losing its authentic neighborhood character . . . [but] there are things you can do.” Mr. Genewick asserted that the block south of Beverly on Larchmont, on the east side, will change a lot in the not-too-distant future. Ms. Carroll noted that “a BID has been discussed.”

Mr. Genewick reported that the Windsor Square Association has been “opposed to putting an eight-foot [then] a six-foot wall in front of the [Mayor’s residence] . . . with hedges . . . They’re going to go for a variation for a six-foot fence.” He and Mr. Kaliski agreed that “their argument is security.” Ms. Moser related that “Homeland Security analyzed the House . . . It’s essentially an insecure house.” There was discussion regarding how the House could be secured. Mr. Genewick reported that they indicated that they haven’t analyzed having a 42-inch fence and “the issue is alive.”

A. Next meeting: Tuesday, February 22, 6:30 p.m.

On the horizon (possible February agenda items):

- Cell phone poles at 1st/Wilton & 9th/Mansfield
- Update on CUP application to legalize above-garage office space at 4714 W. 8th St.
- 901 S. Wilton Pl. conversion to board & care facility

Ms. Fuller declared and the Committee agreed to **ADJOURN** the Meeting at 8:59 p.m.

Respectfully submitted,
David Levin
Minutes Writer