



Greater Wilshire Neighborhood Council Land Use Committee
January 28, 2014
MINUTES

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 28, 2014, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:39 p.m.

2. Roll Call and Approval of the Minutes

Secretary Greg Wittmann called the roll. Eight of the 14 Committee Members were present at the beginning of the Meeting: Patricia Carroll, Mike Genewick, Dick Herman, John Kaliski, Gerda McDonough, Jeff McManus, Greg Wittmann and James Wolf. Bill Funderburk, Karen Gilman and Patty Lombard arrived later. Committee Members absent: Alan Bernstein, Ann Eggleston, John Gresham, Caroline Moser. Also attending: eight Stakeholders and guests. 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.

[This Agenda Item was addressed after Item #3.]

MOTION (by Mr. McManus, seconded by Ms. McDonough): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its October 22, 2013 Meeting as written.

MOTION PASSED by a hand vote with no objections.

MOTION (by Ms. McDonough, seconded by Mr. McManus): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its November 26, 2013 Meeting as written.

MOTION PASSED by a hand vote with no objections.

- a. Voting on new Committee Member Dorian Shapiro.
Stakeholder Dorian Shapiro described his background and interest in serving on the Committee.

MOTION (by Mr. McManus, seconded by Mr. Kaliski): The Greater Wilshire Neighborhood Council Land Use Committee approves Stakeholder Dorian Shapiro as a Member of the Committee.

MOTION PASSED by a hand vote with no objections.

Mr. Shapiro was seated with the Committee.

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

Mr. Wittmann distributed and reviewed the “01/28/14 November/December/January Early Planning Report Summaries for GWNC Area” of recent land use applications received by the City. Mr. Wittmann and Mr. Wolf noted and will Agendize for future discussion projects at the following addresses: 4357 Wilshire, 131 N. Larchmont, 301 N. Las Palmas, 118 N. Grammercy, 609 N. La Brea, 359 S. La Brea and 200 S. Grammercy.

4. New Business

a. Plan approval for private school recreation building CUP at Torath Emeth Academy, 7002 W. Clinton (George Mihlsten)

Mr. Mihlsten and a colleague represented the applicant. They said the project, on Sycamore between La Brea and Clinton (which the Committee originally reviewed several years ago), has been revised “to reduce the size of the building from about 8,500 [square] feet to about 4,000 [square] feet” and for the height to be 26 feet; the allowable height is 30 feet.

Committee Member Karen Gilman arrived at this time.

Mr. Mihlsten and his colleague displayed site diagrams and renderings. There would be “no underground parking anymore . . . no second story; it’s just a single-story building.” The height and setback are the only changes; “nothing else has changed for the Conditional Use Permit,” including enrollment.

Committee Member Bill Funderburk arrived at this time.

While the original building planned for the site was going to be a 3-story classroom building, Mr. Mihlsten said the new one will contain no classrooms and “they’re just going to use this as an activity room . . . We’re required to provide nine parking spaces; we’re providing ten.” “Elementary school”-age children will use the facility; “they currently play outside.” The main entrance will be off Sycamore by La Brea.

Committee Member Patty Lombard arrived at this time.

The facility use hours of Monday-Thursday 8:00 a.m.-4:00 p.m. and Friday 8:00 a.m. – 2:30 p.m. (with no evening or weekend use) are “not changing; those are the hours that were in the CUP.” They’ll have “four special events per year; it’s not changing” and are planning to have “no walls or fences at this time.” Mr. Mihlsten said “there’s been no specific outreach to the neighborhood at this point.” They quoted from the original CUP to indicate that the children’s ages are within the CUP. Mr. Mihlsten added that “we could build a much larger building; we’re asking for permission to build a much smaller one.” Committee Members viewed and discussed the original design.

MOTION (by Mr. Genewick, seconded by Mr. McManus): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the CUP application as proposed for a Plan approval for a private school at Torath Emeth Academy, 7002 W. Clinton.

DISCUSSION: Mr. Kaliski was concerned that the project's architecture was not in keeping with the surroundings. There was discussion of the architectural features.

AMENDMENT to the MOTION (by Mr. Kaliski, accepted by Mr. Genewick and Mr. McManus): The Greater Wilshire Neighborhood Council Land Use Committee adds to the above Motion the phrase "with the condition that the Applicant will return to the Committee with an alternate project design."

AMENDMENT to the MOTION PASSED by a hand vote with 10 in favor; Mr. Funderburk opposed.

AMENDED MOTION PASSED by a hand vote with 10 in favor; Mr. Funderburk and Ms. Gilman opposed.

- b. Construction of 30-unit residential building at 4180 W. Wilshire. (Matt Dzurec)
The project is at the southeast corner at Crenshaw. Mr. Wolf reported that the Applicant did not re-appear as scheduled at the Park Mile Design Review Board, which reviewed the project and found it to be out of compliance regarding height, lot coverage and parking.
- c. CUB for on-site sales of beer and wine at 6919 Melrose.
Mr. Wittmann reported that the Applicant will present to this Committee at its February [25th] Meeting. The business is Franco, a small restaurant two doors east of La Brea.
- d. Change of use to non-profit museum at former Masonic Temple building, 4357 W. Wilshire Blvd. (Michael Gruber)
Mr. Wolf reported that the Applicant did not re-appear as scheduled at the Park Mile Design Review Board, which reviewed the project.
- e. Proposed Cheerful Helpers School.
Mr. Wittmann reported that the Applicant has not replied to the Committee.
- f. Expansion of restaurant space at former Girasole (Steve Verneti)
The restaurant is on Larchmont next to the wine and cheese shop. Ms. Lombard reported that the owner "is asking to expand," though there as yet is "no permit filed with the City." She spoke with Renee Weitzer, Chief of Staff for Councilman LaBonge (213-477-2343; Renee.Weitzer@LACity.org), who contacted the Applicant and advised them that the City Building and Safety Department will be watching for their application.
- g. Construction of 12 wireless telecomm antennas on rooftop at 713 N. Hudson. (Shannon Nichols)
Mr. Wittmann "hasn't heard back from them." The construction would be on the first block north of Melrose near the northwest corner.

5. Old Business

- a. Update on tract map adjustment modifying parking condition at 5112 W. Melrose small-lot subdivision project.
Stakeholder Elizabeth Fuller reported that the Applicant wanted to modify the guest parking requirement for the 51-unit project. There was discussion of the project's parking status; it was agreed to re-Agendize this.

- b. Application for CUB renewal and extended business hours at Jajunguh Café at 4653 W. Beverly.

It was reported that there is no new information about this Application.

6. Committee Member Comments and Reports

a. Transportation Committee

Ms. McDonough reported that Metro Purple Line train construction in the Crenshaw-Lorraine-Wilshire area “has already begun to severely impact neighbors.” Metro describes it as a “lay-down site, not a work site,” causing it to be subject to different rules. Noise, bright lighting and more are issues. The Committee is in discussion with neighbors and Metro. Stakeholder Diane Dickstein of the Windsor Village Neighborhood Association said “the neighbors weren’t approached” by Metro and that “the MTA isn’t caring for the area around the” site; “people are sleeping in the bushes” and trash is accumulating. Also, bus re-routing is causing increased traffic through residential streets. Mr. Wolf noted that conditions should already be in the project’s Environmental Impact Report (EIR); “if they’re not abiding there should be enforcement.” He thought that a revised EIR may need to be filed. Mr. Kaliski observed “that property has been owned by Metro for over 25 years . . . somewhere there’s a construction mitigation program.” Ms. McDonough reported that City Council District Four said that information will be “presented at the Station Area Advisory Board Meeting.” She added that “24-hour numbers are available” to make comments and complaints. There was discussion that current uses may change and/or move over time as the project progresses during the expected ten years of construction.

There was discussion that signs for psychics and others are usually allowed by the City.

7. Public Comments: There were no public comments at this time.

8. Announcements and Adjournment

a. Next meeting: Tuesday, February 25, 6:30 p.m. This was announced.

b. Possible future agenda items:

- Density Bonus at 807 N. Hudson
- Condo development at 853-859 S. Lucerne
- Building line repeal at Kangnam Restaurant at 4103 Olympic
- Street/sidewalk adjustments at LC, 710 N. El Centro

The above were noted.

MOTION (by Mr. Funderburk, seconded by Ms. Lombard): to **ADJOURN** the Meeting.

MOTION PASSED without any objection.

Mr. Wolf **ADJOURNED** the Meeting without any objections at 8:00 p.m.

Respectfully submitted,
David Levin
Minutes Writer