



Greater Wilshire Neighborhood Council Land Use Committee
February 25, 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, February 25, 2014, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:50 p.m.

2. Roll Call and Approval of the Minutes

Secretary Greg Wittmann called the roll. Ten of the 15 Committee Members were present at the beginning of the Meeting: Patricia Carroll, Bill Funderburk, Mike Genewick, Karen Gilman, Dick Herman, John Kaliski, Patty Lombard, Gerda McDonough, Greg Wittmann and James Wolf. Dorian Shapiro arrived later. Committee Members absent: Ann Eggleston, John Gresham, Jeff McManus and Caroline Moser. Also attending: 16 Stakeholders and guests. The GWNC Land Use Committee quorum (the minimum number of Committee Members needing to be present to take binding votes on Agedized Items) is eight, so the Committee could take such votes.

Mr. Wittmann presented the minutes of the January 28, 2014

MOTION (by Mr. Wittmann, seconded by Ms.McDonough): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its January 28, 2014 Meeting as written .

MOTION PASSED unanimously by a voice vote.

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

Mr. Wittmann distributed and reviewed the “Early Planning Report Summaries for GWNC Area” of recent land use applications received by the City. No items were flagged for further attention.

4. Old Business

a. Updated design plans for recreational building at Torath Emeth Academy, 7002 W. Clinton As a courtesy to GWNC, developer representative George Mhlsten presented and displayed updated diagrams and renderings for the project, which the GWNC board voted to support at its February meeting. In response to LUC requests a month ago, the project style has been revised to be more in keeping with the architecture of the surrounding neighborhood. Committee members expressed their appreciation for the design considerations.

5. New Business

a. Conversion of existing recreational space to second dwelling unit at 118 N. Gramercy Pl.

Christophe Sorenson, representative, said the property has been owned by the current family for more than 40 years. Currently, there are a permitted garage and an unpermitted recreation room on the property behind the main house. The owner is seeking to demolish the unpermitted structure and build a new second dwelling unit that would be smaller and in an architectural style more in keeping with the main house and surrounding neighborhood. A variance is required for the second unit in this R-1 zone.

Committee Member Dorian Shapiro arrived at this time.

Mr. Sorenson continued that “there’s already precedence in the area for zoning that is multi-family . . . about five years ago a remodel was done on this house.” He described project features. There would not be a roof deck. No Hearing date is set. Stakeholder Rick Rhodes, a nearby resident, opposed the project as “unfair” to the neighbors and believed the project would set a precedent for others to similarly expand. Stakeholder Ruth Silveira was concerned that the project “would turn . . . R-1 lots into multi-family dwellings.” Mr. Wolf described that the City project notification radius has shrunk. Other Stakeholders were concerned about the appearance, current use, and possible non-conformity of the existing structure in the back of the lot.

Mr. Sorenson said that project owner Carol Chow will “possibly be renting,” not selling, the unit. “The total area . . . of the detached unit does not exceed 30%” of the Floor Area Ratio. He described and there was discussion of the dimensions and categorization of spaces within the two-story structure. There was discussion of whether the space planned for two vehicles was large enough. Ms. Chow described the City’s advice and recommendation to bring the structure into compliance, and said she will strive to meet as many guidelines of the City’s new Accessory Dwelling Unit ordinance as are physically possible on the lot. She is also willing to receive input from neighbors to improve the appearance and conformity of the structure with surrounding structures. She “has no plans to sell it” and current tenants “have been there for five years.” Ms. Chow offered to work with neighbors and return to the Committee. Mr. Sorenson added that 3,329 square feet are allowed for the project, which is using only 3,311 square feet. Committee Members encouraged Ms. Chow to return.

MOTION (by Mr. Kaliski, seconded by Ms. Lombard): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the current CUP application for the conversion of existing recreational space to a second dwelling unit at 118 N. Gramercy Pl., but encourages the applicant to work with community members and to return to the Committee with a redesign that neighbors support and which meets as many elements of the ADU ordinance as possible.

MOTION PASSED by a hand vote with no objection.

- b. Update on liquor requests at proposed 7-Eleven at Wilton/Olympic.
Ken Kang, Architect, explained Application mistakes due to various City staff working on the Application over time and his confusion. He confirmed that the 7-Eleven will not sell or seek to sell alcohol (either now or in the future); “it’s in the Minutes” of the City Hearing. They have added three more trees on the north side and vines that the Zoning Administrator recommended.

There was a brief recess at this time.

Stakeholder Elizabeth Fuller explained that when a City staff report mentioned alcohol sales, GWNC board members became concerned...and that while GWNC's original vote to support the project was taken in the context of the agreement not to sell alcohol, the board vote neglected to mention that condition. Stakeholder Robbie O'Donnell of the Wilshire Park Neighborhood Association (WPNA) said the WPNA "has never supported the 7-Eleven" and that "CD4 "has grave misgivings about 7-Elevens . . . it's not going to be properly staffed and policed." Mr. Kang stated that "there will always be an owner that's at the site" and he is working with Renee Weitzer, Chief of Staff for Councilman LaBonge (213-477-2343; Renee.Weitzer@LACity.org) on security.

MOTION (by Mr. Kaliski, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the CUP application for the proposed 7-Eleven at Wilton and Olympic subject to the condition that there be no alcohol sales at the site, either now or in the future.

MOTION PASSED by a hand vote with ten in favor; Ms. McDonough opposed.

- c. Clarification of CUP date/version for new bar at 5722 W. Melrose.
Ms. Fuller explained that the business (Mid-Town Bar and Kitchen) has opened recently next to and is also owned by the owners of Osteria Mamma. Neighbors want to ensure that the conditions of the pre-existing 1992 CUP are met. There was discussion of what, if anything, the Committee can or should do to research and address the use. Because the business is already open and running, those who think there may be violations of the CUP were encouraged to report them to the property city enforcement agencies.
- d. Liquor permit for unnamed restaurant at 710 N. El Centro.
There was no further information at this time.
- e. Construction of 30-unit residential building at 4180 W. Wilshsire. (Matt Dzurec)
Mr. Wittmann indicated that the Applicant will present to the Committee in the future.
- f. CUB for on-site sales of beer and wine at 6919 Melrose.
Mr. Wittmann indicated that this is between Sycamore and Orange. Restaurant owner Nanette said she will present at the March Committee Meeting.
- g. Change of use to non-profit museum at former Masonic Temple building, 4357 W. Wilshire Blvd. (Michael Gruber)
Mr. Wittmann indicated that the Applicant will present to the Committee in the future.
- h. Letter of support for funding of Proposition D enforcement (see handout).
There was discussion of what, if anything, the Committee can or should do about this. The Committee declined to take official action.

6. Committee Member Comments and Reports

- a. Transportation Committee
Ms. McDonough described that there "was a ruling made to put sound walls around the lot" of the Metro Purple Line train construction staging area on the southwest corner of Crenshaw and Wilshire. Also, "public meetings are taking place" regarding the City's General Plan Transportation Mobility Element; comments are due by May 6th.

7. Public Comments

Representative Mauricio was “contracted to design a second dwelling . . . a small addition” to 200 S. Gramercy Pl. He said “we’ve applied for a Variance . . . on the north side of the house . . . we’re waiting for a Hearing date . . . Adjacent neighbors . . . approved . . . Nobody was in opposition . . . I knocked on the doors . . . it’s the corner . . . setback is 9 ½ feet . . . all the way back 32 feet.” The Committee agreed to agendaize the item in March. Mr. Funderburk introduced Charles Brown, who is “considering joining the Land Use Committee.” He added that the La Brea-Hancock Homeowners Association thanked Ms. McDonough for facilitating alley work in the 600 S. Sycamore block.

8. Announcements and Adjournment

There was discussion that the La Brea Bakery at 460 S. La Brea may be out of compliance with its CUB; there was discussion of what, if anything, the Committee can or should do. Ms. Lombard reported that Flywheel (Retail Store and Testing Room at 147 N. Larchmont) got a zoning Variance for 872 square feet “for a cycling studio.”

a. Next meeting March 25

This was noted.

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
- Expansion of restaurant space at former Girasole
- Application for CUB renewal and extended business hours at Jajungguh Café at 4653 W. Beverly
- Full line of alcohol sales at Bludsoe’s Bar N Que – 609 N. La Brea (across border from GWNC)
- Beer and wine CUB at La Boulange Bakery – 359 S. La Brea (across border from GWNC)

The above were noted.

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

MOTION PASSED without any objection.

Mr. Wolf declared the Meeting **ADJOURNED** at 8:56 p.m.

Respectfully submitted,
David Levin
Minutes Writer