



Greater Wilshire Neighborhood Council Land Use Committee

March 22, 2011

Approved by the Committee 04/26/11

1. Call to Order

A duly noticed meeting of the Land Use Committee of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, March 22, 2011, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:55 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, Elizabeth Fuller, Karen Gilman, John Gresham, Dick Herman, John Kaliski and James Wolf. Mike Genewick and Patty Lombard arrived later.

Ms. Fuller announced that committee member Rudy Gintel has resigned, reducing committee membership from 14 to 13, and the quorum requirement from 8 to 7. Seven 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 seven, so the Committee could take such votes. No Committee seats were vacant. Also attending: 11 Stakeholders and guests. Committee Members absent: Cindy Chvatal, Caroline Moser, Fred Pickel and Ben Rosenberg.

MOTION (by Mr. Kaliski, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its February 22, 2011 Meeting as written.

MOTION PASSED without any objections.

Committee Member Mike Genewick arrived at this time.

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

Ms. Fuller distributed and reviewed the “03/22/11 February-March Early Planning Report Summaries for GWNC Area” and reviewed recent land use applications received by the City. Mr. Kaliski suggested and Ms. Fuller agreed to get a City Planning Department abbreviations list.

4. New Business

A. Conversion of gas station to 7-11 & office - 3481 W. Olympic (Ken Kang)

Ken Kang of MK Design presented and passed around diagrams and illustrations of the project at Olympic and Wilton, and petitions and support letters copies from neighboring businesses, including the church and temple across the street from the project site.

[Committee Member Patty Lombard arrived at this time.]

Mr. Kang described that the project will still be “a small market” and said “community leaders” would like a 24-hour convenience store there. He described community services provided.

They'll apply for a beer and wine permit; he claimed that "85-90% of the foods [they] sell are foods" and other non-alcoholic goods; "60 square feet maximum" of the 2,400 square feet of floor space would be used for alcohol sales. They'd be willing to sign an affidavit to hold to that maximum amount of floor space. He clarified that there will also be space for one office in the building, in addition to the convenience store. There will not be a pay phone. Eleven parking spaces would be provided. Mr. Kaliski encouraged more and clearer information regarding how the applicants will conform to requirements and Mr. Wolf requested the same regarding items of "privilege or relief."

Mr. Kang said 7-11 staff are trained to deal with disturbances and other problems. There are "26 cameras on this site . . . it'll be very bright . . . clear and visible . . . high-definition monitoring." Committee Members recommended talking with the Country Club Heights and Wilshire Park Neighborhood Associations. Mr. Kang said they're basically re-skinning the building; it'll include a gas station. The underground gas tanks are less than 10 years old and double-walled. There's no store there right now; the current vehicle service station would be converted to the new retail and office space. Currently gas is available 24 hours a day; the service station will be open 9:00 a.m. – 5:00 p.m. Mr. Wolf requested that the Committee be provided with a map of all alcoholic sales facilities within one mile of the proposed site and a map of the petition-signers' addresses. He was concerned that "if there's a change in use" there should be "a series of parameters they have to satisfy." Ms. Fuller said she would like to hear more from nearby residents, not just owners of businesses (who often don't live in the neighborhood). Committee Members encouraged and Mr. Kang agreed to consult with the Police and he'll also consult with the Councilman's Office.

- B. City Attorney's Administrative Code Enforcement program (Committee Members)
[This Agenda Item was addressed after Item #5 D.] There was extensive discussion regarding the meaning, purpose, merits and progress of the program and challenges of Building and Safety Code enforcement.

MOTION (by Ms. Lombard, seconded by Ms. Fuller): The Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board support the City Attorney's Administrative Citation Enforcement program as written on a citywide basis immediately and as drafted.

MOTION PASSED without any objections by a voice vote.

- C. Multiple Approvals Ordinance

There was discussion regarding merits and concerns about the Ordinance. Committee members agreed to table the discussion without further action.

5. Old Business

- A. 4714 W. 8th St.: legalize garage use as office (Jorge Baraka/William Christopher)
[This Agenda Item was addressed after Item #5 E.] Mr. Christopher, who also presented this project at the November 23, 2010 Committee Meeting, reviewed the project history: the property owners are working to satisfy an Order to Comply and requesting Variances of Home Occupancy "which would be conducted in an ancillary building" (the garage) and to allow two clerical employees (instead of one) to work on site under the Home Occupancy code. Mr. Christopher reported that a community meeting was attended by about six neighbors, including the neighbor who lives behind the property. He said the noisy outdoor parties that were happening around January 2009 – January 2010 "are no longer happening," and that the owners have agreed to

“no amplified music outdoors” on the property and that “no more than ten people would be allowed to congregate on or outside the property at any one time.”

MOTION (by Ms. Fuller, seconded by Ms. Lombard): The Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board support the Variance application of the Missionaries of Guadalupe at 4714 W. 8th St. to legalize the garage use as an office.

DISCUSSION: Mr. Christopher is willing to agree to the conditions stated above “as long as the Missionaries of Guadalupe “own the property.” It has 3,000 square feet of facilities and eight parking spaces available on site.

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

MOTION PASSED without any objections by a voice vote.

B. Ogamdo Café CUP – 842 S. La Brea (Fuller or King Woods)

Mr. Woods distributed a diagram of the restaurant and said the project went before the Zoning Administrator on the 24th of January. The owners “dropped the beer and wine request,” reduced the patio dining area and would like to use the upstairs for dining and banquet facilities. The existing second floor is now an occupied office. The public banquet space, including the hallway, would be 980 square feet. “The tenant will have to do major improvement work upstairs” and be “required to have 30 parking spaces,” for which they have a lease agreement with the next door property owned by the Leonardo’s nightclub. Mr. Wolf would want the owners to sign a covenant to that effect. Mr. Woods said they’ll provide tenant and valet parking.

Ms. Fuller said the outdoor patio was built by the previous owners without Permits, and that noise carries over the back wall and smoke comes off the barbecues and drifts into neighbors’ houses. Mr. Woods represented that the owners are “prepared to reduce [the patio area] further . . . we can agree to” only cook in the kitchen and they’re willing to “increase the wall height as well as add additional landscaping.”

Stakeholders Ron and Nancy Sakall spoke in opposition to patio cooking, saying the owners “have not shown us that they’re really willing to be in compliance with their Permit.” They described private parties with smoking and drinking until 12:00-1:00 a.m. including amplified noise. Mr. Woods specified that the owners are “willing to go down to 500-600 square feet of patio space” and willing to use the outdoor patio “only until 9:00” p.m. Ms. Sakall said they want the patio use discontinued entirely, and Mr. Woods said he would make that recommendation to his clients. Ms. Fuller was concerned that promises the owners made in 2006 have repeatedly been broken. Mr. Woods said again that he would “recommend [the owners] remove the patio and turn it into a parking lot.”

MOTION (by Ms. Fuller, seconded by Mr. Genewick): The Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board continue to oppose the CUP application of the Ogamdo Café, 842 S. La Brea unless conditions are met or the application is withdrawn or re-submitted with the proposed revisions agreed to in writing (e.g. elimination of the patio use, etc.)

MOTION PASSED; Mr. Kaliski and Ms. Lombard were opposed, on the basis that a new resolution is not necessary because our previous opposition is still on record

C. Getty House wall & events (Genewick)

Mr. Genewick relayed that the Windsor Square Association opposes the Variance application to construct a wall on the street side of the property and “recommended a 42” wall . . . John Gresham said there’s nothing new in the application. The Code allows 42.” There was discussion regarding whether and what position to take.

MOTION (by Mr. Kaliski, seconded by Ms. Fuller): The Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board support the Getty House applicant in building a wall that is allowed within the Code, without a Variance.

MOTION PASSED without any objections by a voice vote.

D. Eastern Presbyterian Church renovations - 4270 W. 6th St. (King Woods)

Ms. Fuller reported that the applicant said they’re not yet ready to re-present.

E. AT&T fiber optic cabinets

[This Agenda Item was addressed after Item #4 A.] Donovan Green, Director, External Affairs, AT&T (213-743-7006; dg1378@att.com), spoke regarding AGFs (Above-Ground Facilities). They “provide digital phone service, high-speed Internet and high-definition TV” only for wired, not wireless services. The box replacement process “takes seven to eight months.” Mr. Green described their community outreach and installation administration process; the 36 cubic foot AGF’s are “never on private property.” Call 611 to get graffiti removed; “it’s automatically taken off in 24-48 hours.”

6. Committee Member Comments & Reports

A. Discussion of style/details for Land Use Committee Minutes

It was agreed to TABLE this Item.

B. Metro Wilshire/La Brea Station Area Advisory Group (Pickel/Fuller)

[This Agenda Item was addressed after Item #4 C.] Ms. Fuller reported that the Group met; she, Mr. Smith and Mr. Pickel represented the GWNC.

7. Public Comments

There were no public comments at this time.

8. Announcements & Adjournment

Ms. Carroll reported that Café Gratitude opened. Ms. Lombard reported that she’s working to meet, possibly in April, with the City Attorney’s Office regarding the Larchmont Bungalow; the owners have an April 7th court date.

A. Next meeting: Tuesday, April 26, 6:30 p.m.

On the horizon (possible April agenda items):

- Update on 901 S. Wilton conversion to board & care facility
- Update on cell phone poles at 1st/Wilton & 9th/Mansfield
- Update on Los Angeles Tennis Club Parking Variance
- Wilshire/Rimpau Condo Project – 4661 Wilshire

Mr. Wolf **ADJOURNED** the Meeting without any objections at 9:48 p.m.

Respectfully submitted,
David Levin
Minutes Writer