



Greater Wilshire Neighborhood Council Land Use Committee

March 27, 2012

MINUTES

Approved by the Committee 4/24/12

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, March 27, 2012, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:40 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: Elizabeth Fuller, Bill Funderburk, Mike Genewick, John Gresham, John Kaliski, Caroline Moser and James Wolf. Patricia Carroll, Karen Gilman and Patty Lombard arrived later. Committee Members absent: Dick Herman and Ben Rosenberg. Also attending: 12 Stakeholders and guests.

Seven of the 12 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.

MOTION (by Mr. Kaliski, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its February 28, 2012 Meeting as written.

MOTION PASSED by a voice vote.

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

Ms. Fuller distributed and reviewed the “3/27/12 February-March Early Planning Report Summaries for GWNC Area” and reviewed recent land use applications received by the City, noting that all projects are matters for HPOZ Board approval area except 5112-5120 W. Melrose, which is on the committee agenda for this evening

4. Old Business

A. Construction of 49 new SFRs at 5112 W. Melrose (Marc Annotti)

Mr. Annotti distributed copies of a “Vesting Tentative Tract No. 71871” map and diagrams and explained that Gramercy Pl. on the west side of the project would be widened. He described the pedestrian access and circulation plan. They would “orient” street-side homes toward the street. Unit sizes would be 20’ x 30’ to 20’ x 34’ at three

stories and approximately 1,500 to 1,750 s.f. each. He said there are no “T” or “Q” conditions and there is a 45-foot height limit. The project is subject to the small lot Ordinance and is “set up like a Property Owners Association,” not a Homeowners Association.

Committee Member Karen Gilman arrived at this time.

It would have CC&Rs, though “there’s no common area.” A similar project of theirs at Fountain and Wilcox is being finished.

Committee Member Patricia Carroll arrived at this time.

Mr. Annotti said the inner roads are considered by the City to be driveways, not streets, therefore they are not named. There would be 12 visitor parking spaces situated on the properties of Units Nine, 24 and 37. He said that no parking study is required. There is no security gate or intercom system proposed at this time. He said the property is zoned for and could accommodate 130 units.

Committee Member Patty Lombard arrived at this time.

Mr. Annotti explained that the C2 and R3 lot zoning do not indicate different designs. The total lot size is approximately 91,000 s.f. Private sewer lines would run from each unit to Melrose or Gramercy. Units have separate water and other meters on-site. Interior sites are mostly 28 feet wide; one is 24 feet. Committee Members expressed concerns regarding project design appearance compatibility with surrounding properties; that the open space design is not used in any courtyard-type way; and regarding possible security and safety concerns due to the project design. Mr. Annotti explained that the single-lot subdivision results in individually-owned parcels within the development, so there are no commonly-owned areas for things like courtyards or play areas. Stakeholder Verne Tjarks operates a business next door expressed concerns about traffic and parking. Committee members asked Mr. Annotti to return in April for further discussion, and a committee vote on the project.

B. Legalization of two non-conforming units at 455 N. Wilton (Jeffrey Liyanto)

Project representative Frank Jasso said the project was approved with 16 parking spaces; 21 are provided. Committee Members expressed concern regarding the merits of increasing the density and whether the owner can claim a “hardship” exists. Owner Mr. Liyanto explained that most units are occupied by two people.

MOTION (by Mr. Kaliski, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC oppose the application for a variance to legalize two non-conforming units at 455 N. Wilton .

MOTION PASSED by a voice vote.

C. CUB Modification at Mozza to Go/6610 W. Melrose (Jenna Spivey)

Ms. Fuller distributed copies of a letter to the Hancock Park Homeowners Association from Stakeholders, and to the Committee from Susan Grossman, Chair, Hancock Park Homeowners Association, both opposing the Mozza CUB application. Mr. Wolf described the issue. There was discussion that alcohol delivery would be allowed if the CUB is granted and how to proceed since the representative was not present.

MOTION (by Ms. Lombard, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the CUB Modification application of Mozza to Go at 6610 W. Melrose Ave.

MOTION PASSED by a voice vote.

5. New Business

A. Gon Ji Am Restaurant liquor permit – 4653 Beverly Blvd. (Justin Kim)

Mr. Kim of land use consultants SEO Co. presented. The Restaurant is on the north side of Beverly at St. Andrews in a small strip mall. It is 927 s.f., seats 48 and serves traditional Korean soup and other food from 11:00 a.m. – 10:00 p.m.; this is a permit renewal request only; no change in conditions is requested. Mr. Kim assured committee members that this business is not connected with The Bicycle Club, another restaurant in the same mall, which has had permit and license issues in the past. The owner's husband is a Pastor. Mr. Kim said there are "not any citations or issues with the LAPD or anybody," "alcohol is not a focus of this business at all" and they are "about eight months out" for their Hearing. This is to renew a full Permit they've had since 2007. He said it's "a very well known" restaurant, he "will contact the Police Dept." and "will check on" the closing time. Mr. Wolf encouraged and Mr. Kim agreed to return to the Committee.

B. Firestone landmark application – 800 S. La Brea (Charles Fisher)

Mr. Fisher explained that the art deco-style building was built in 1937 and the original lettering and signage are still there. The Art Deco Society, not Firestone, submitted the application. It was inspected three weeks ago and the City Cultural Heritage Commission will consider it on April 19th. He does not know whether Firestone's corporate owners (located in another state) support the application or not.

MOTION (by Mr. Gresham, seconded by Mr. Kaliski): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the landmark application for the Firestone building at 800 S. La Brea.

MOTION PASSED by a voice vote.

C. Legalization of third dwelling unit at 817-819 N. Sycamore (Christopher Murray)

Mr. Murray distributed copies of aerial photos and diagrams of the project and surrounding properties. He indicated that the owners purchased the property in 2005 not knowing they needed to get a Certificate of Occupancy for the third dwelling unit, which they realized in 2009 was not on the rolls. The average number of units is 3 1/2 per lot on the block. The owners are seeking a Variance and three-foot adjustment to allow the third unit while not moving the property or plot line. Mr. Murray said there is "no record

of when the unit was converted.” He described the need for the adjustment and that it “will not be impacting the adjoining properties’ views or enjoyment of their property.” The owners “have permits for a two-car garage” and will maintain the existing parking “and add a gate.” Vehicle access to the third unit would be through the alley. Stakeholder Jim McQuiston described the area’s zoning history, saying it “hasn’t been R-2 for 30 or 40 years.” He described that laws and legal precedent indicate a need to observe the City Plan. He opposes the application, believing a zone change is needed. Mr. Murray displayed a copy of a 1963 Permit showing an “R-3-1” zoning designation for a “2 unit dwelling” and said the Area Planning Commission approved two nearby Variances with similar circumstances.

MOTION (by Mr. Kaliski, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council Land Use Committee recommends that, lacking evidence that the property had been zoned R-3 at the time of the unit’s construction, the GWNC Board oppose the Variance application to legalize a third dwelling unit at 817-819 N. Sycamore.

DISCUSSION: There was discussion regarding the consistency of GWNC Land Use Committee Variance approvals and denials, and other options for the owner. Committee Members requested proof, if available, that the zoning was R-3, not R-2, at the time of construction.

MOTION PASSED by a hand vote with five in favor (Gilman, Gresham, Kaliski, Moser and Wolf) and four opposed (Carroll, Fuller, Genewick and Lombard). (Mr. Funderburk left the meeting earlier). Dissenters cited GWNC’s support of the two previous variance applications on the block, the muddy zoning history of the block, the variety of adjoining uses, and the length of time the unit has been in existence.

D. Demolitions and mansionization in Citrus Square (Charles Bergson)
No representative was present.

6. Committee Member Comments and Reports

A. GWNC policy on liquor license applications (Herman/Carroll/Roberts)
Mr. Herman was not present and there was no report.

B. Traffic and Transportation Committee
It was announced that Camilla Shafer will Co-Chair the Committee.

7. Public Comments

There were no public comments at this time.

8. Announcements and Adjournment

Mr. Wolf **ADJOURNED** the Meeting without any objections at 9:59 p.m. Next meeting: Tuesday, April 24, 6:30 p.m.

On the horizon (possible future agenda items):

- Update on conversion of service station to 7-Eleven at Wilton/Olympic

- Update on conversion of apartments to board and care facility - 901 S. Wilton
- Update on proposed AT&T Cell Site Modifications 137 N. Larchmont Blvd
- Update on cell phone poles proposed for 1st/Wilton and 9th/Mansfield
- Nara Bank proposal for parking lot at 238 S. Manhattan Pl.

Respectfully submitted,
David Levin
Minutes Writer