



Greater Wilshire Neighborhood Council Land Use Committee

April 24, 2012

MINUTES

Approved by the Committee 5/22/12

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, April 24, 2012, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Secretary Elizabeth Fuller called the meeting to order at 6:43 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, Mike Genewick, Karen Gilman, John Gresham, Dick Herman, John Kaliski. Bill Funderburk arrived later. Committee Members absent: Patty Lombard, Caroline Moser, Ben Rosenberg and James Wolf. Also attending: 15 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. Gresham, seconded by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its March 27, 2012 Meeting as written.

MOTION PASSED without any objections.

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

Ms. Fuller distributed and reviewed the “04/24/12 March-April Early Planning Report Summaries for GWNC Area” and reviewed recent land use applications received by the City. All projects will be reviewed by the local HPOZ boards, except 6217 W. Waring Ave.

4. Old Business

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

[This Agenda Item was addressed after Item #4. B.] Mr. Annotti displayed and distributed diagrams and described the project. He noted that the developer is “supplying the appropriate number of [parking] stalls,” 15, not the 12 mentioned at the last Committee Meeting. Mr. Navy Banvard described project benefits. There was extensive discussion regarding neighborhood structural designs and compatibility. Stakeholder Verne Tjarks

encouraged construction dust and noise control and is still concerned whether the project has “adequate parking.” Mr. Genewick was concerned whether the developer would rent unsold units. Mr. Annotti indicated that for a similar nearby project nearly all units sold, including pre-construction. There was extensive discussion regarding parking requirements and possibilities. The tentative City Hearing date is around May 23rd.

MOTION (by Mr. Genewick, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the single-family residences construction project at 5112 W. Melrose.

DISCUSSION: Mr. Gresham reminded Mr. Annotti of the importance of outreach to neighbors and of presentation to the Committee of final design elements.

AMENDED MOTION (Ms. Gilman, accepted by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the single-family residences construction project at 5112 W. Melrose contingent upon appropriate outreach to the community of project design components, the provision of more parking spaces and efforts to get support from surrounding neighborhood organizations.

DISCUSSION: Mr. Funderburk would like more green space in the project interior. Ms. Fuller was concerned that there was no recreational space for families who would live there. Mr. Kaliski was concerned that the project’s “existing form” was the same as it was three months ago and pointed out that “it’s not a ‘by right’ project . . . they have to get a tract map . . . the City does not have to approve this project.”

MOTION FAILED by a hand vote with two in favor; five opposed.

DISCUSSION: There was discussion regarding what the Committee can or should do regarding encouraging or recommending project design changes.

MOTION (by Mr. Kaliski, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the single-family residences construction project at 5112 W. Melrose with the following conditions:

1. That the project be reduced in unit count to realize a higher level of site amenities in the form of either common open space or private open-to-the-air space (e.g. yard/patio/etc.) on a unit-by-unit basis.
2. That the ratio of guest parking be increased from .25 spaces to .5 spaces.
3. That the project respond from an architectural, land use and urban design point of view to the commercial character of Melrose Ave. and the residential character of Gramercy Pl. by including either live/work units along Melrose or a commercial component along Melrose of a minimum 2,500 square feet.

4. That the project clearly delineate a defensible space strategy that allows residents of internal units to safely access their residences.
5. That the project be designed to incorporate gating at vehicular entries to ensure that only residents and guests can access the private street network.
6. That CC&Rs be included that address:
 - maintenance of landscaping
 - that garages be used only for the parking of vehicles
 - that guest parking be used only for guest parking
 - that common fees create an adequate fund to ensure maintenance of the common areas and graffiti abatement
 - that there be a color scheme harmony among the units.
7. That a landscape plan be available at the time the project is reviewed for approval.
8. That all trash collection take place internal to the project.
9. That the developers communicate with adjoining neighborhood associations.
10. That the developer commit to bringing any architectural or design changes back to the GWNC Land Use Committee for review and input.

DISCUSSION: Mr. Kaliski described parking requirement variables.

MOTION PASSED unanimously by a hand vote.

- B. Conversion of two apartment buildings to a board and care facility at 901 S. Wilton (Marco Rojas).

Ms. Fuller described project history and that the Committee received letters and e-mails opposing the project. The applicant was encouraged to outreach and invited to attend but was not present.

Committee Member Bill Funderburk arrived at this time.

Lorna Hennington, Wilshire Park Association President, distributed copies of a letter to the GWNC opposing the conversion. She said she “reached out” to Mr. Rojas but got no response. She added that she has “over 200 signatures that are opposed . . . mainly from Wilshire Park and Country Club Heights.” Mr. Gresham said an opposition letter from Country Club Heights indicates previous experience with a similar facility and inadequate supervision. Ms. Hennington indicated that the WPA would like the GWNC to write a letter of support in opposing the project. There was discussion regarding project merits and difficulty accessing the property owner and architect for information.

MOTION (by Mr. Gresham, seconded by Mr. Kaliski): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the Variance application to convert the apartment building at 901 S. Wilton to a board and care facility, and encourages the applicant to meet with the community to develop a mutually acceptable project. The Committee will write a letter to the City Zoning Administrator requesting to hold the project Comment File open until the GWNC Board can vote at its May 9, 2012 General Board Meeting.

DISCUSSION: the Zoning Administrator is Antonio Isiah.

MOTION PASSED by a voice vote.

5. New Business

[This Agenda Item was addressed after Item #4. A.] Ms. Fuller reported that the Holmby-Westwood Property Association wrote a letter encouraging getting more information regarding the City Attorney's language and intentions regarding voluntary and enforceable land use conditions. Ms. Carroll reported that the Post Office near 3rd and Wilshire may be sold.

6. Committee Member Comments and Reports

A. GWNC policy on liquor license applications (Herman/Carroll/Roberts)

Mr. Herman distributed the new policy draft and explained that the concept is to give the policy to applicants before they appear before the Committee to help the Committee evaluate projects. Ms. Fuller asked committee members to take the draft home and review it in preparation for a discussion at next month's meeting. The Committee thanked Mr. Herman and Stakeholder Susan Roberts for their work.

B. Traffic and Transportation Committee

Ms. Fuller relayed that the Committee will hear about the LABike Plan, 4th Street bike improvements and High-Speed Rail speakers on the first Wednesday in May.

7. Public Comments

There were no comments at this time.

8. Announcements and Adjournment

Next meeting: Tuesday, May 22, 6:30 p.m. On the horizon (possible future agenda items):
- Update on conversion of service station to 7-Eleven at Wilton/Olympic.

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

MOTION PASSED by a voice vote.

The Meeting was **ADJOURNED** at 8:55 p.m.

Respectfully submitted,
David Levin

Minutes Writer