



Greater Wilshire Neighborhood Council Land Use Committee  
April 26, 2011  
MINUTES – Approved by the Committee May 24, 2011

**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 26, 2011, in the Assembly Room of the Wilshire United Methodist Church, 4350 Wilshire Blvd. Secretary Elizabeth Fuller called the meeting to order at 6:42 p.m.

**2. Roll Call and Approval of the Minutes**

Ms. Fuller called the roll. Land Use Committee Members in attendance at the roll call were: Elizabeth Fuller, Mike Genewick, Karen Gilman, Dick Herman, John Kaliski, Caroline Moser and Fred Pickel. Patricia Carroll and Patty Lombard arrived later.

Seven of the 13 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: three Stakeholders and guests. Members absent: Cindy Chvatal, John Gresham, Benjamin Rosenberg and James Wolf.

The following correction to the March 22, 2011 Land Use Committee Minutes was requested:

Page four, Item #8: the last two lines of the first sentence should be deleted so that “Ms. Carroll reported that Café Gratitude opened but doesn’t have any on-site parking (the on-site garage was closed after only a day or two because it is too narrow for patrons to navigate without valet assistance” should read “Ms. Carroll reported that Café Gratitude opened.”

Mr. Kaliski was concerned that Minutes details “could be used against” the GWNC. There was extensive discussion regarding GWNC liability concerns and the amount of detail that is appropriate for minutes

**MOTION** (by Mr. Genewick, seconded by Mr. Pickel): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its March 22, 2011 Meeting as corrected.

**MOTION PASSED** by a voice vote.

Committee Member Patty Lombard 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 “March-April Early Planning Report Summaries for GWNC Area” and reviewed recent land use applications received by the City.

Committee Member Patricia Carroll arrived around this time.

Ms. Gilman described crime mitigation issues around the 3<sup>rd</sup> and Western area; one restaurant applied for a beer and wine to full alcohol line CUP upgrade. There was extensive discussion regarding whether to support more beer and wine and/or full alcohol licenses. Mr. Herman volunteered to get the Police Department's opinion. Ms. Carroll will meet with Sgt. Anthony Espinoza, LAPD Vice Squad. Various Committee Members volunteered to bring more information to the May 24<sup>th</sup> LUC Meeting. Ms. Fuller suggested and it was agreed to Agendize discussion for then.

#### **4. New Business**

401 S. Las Palmas tree removal (Chvatal)

Ms. Fuller recommended and it was agreed that, since Mr. Wolf and Ms. Chvatal were unable to attend this Meeting, this Item is TABLED until the May 24<sup>th</sup> Meeting.

#### **5. Old Business**

Ms. Fuller introduced Marco Rojas of Wilton Haven Corp. who represents the owner of 901 S. Wilton and 3810 W. 9<sup>th</sup> St., and first presented this project to the committee at the February 22 meeting. The parcel currently holds a 9-unit apartment building, which would be converted to a 26-room board and care facility for mentally disabled adults. They're asking privileges for "parking and occupancy." According to Mr. Rojas no residents need a car; they are not allowed to drive. The owner may try to have two guest parking spaces. There would be one non-live in caretaker per building and the owner is "providing parking for the staff." A cook would serve residents. The residents "are really quiet . . . we have the support of the Police Dept." There would be one resident per bedroom. Mr. Rojas said the owner sent all the plans and information "by e-mail" to the Wilshire Park Neighborhood Association [WPNA]. Mr. Rojas indicated there's no Hearing date yet; "the Planning Dept. is . . . waiting for some documents." Mr. Kaliski and Mr. Genewick expressed concern that not enough space would be provided for residents' amenities, such as recreation space (both indoor and outdoor). Ms. Fuller recommended and it was agreed to Agendize this for the May 24<sup>th</sup> LUC Meeting.

##### **A. Update on Eastern Presbyterian Church renovations - 4270 W. 6th St. (Kiyoshi Graves)**

Ms. Fuller distributed an "Update on Eastern Presbyterian Church, 4270 W. 6th Street" sent by consultant Kiyoshi Graves and related that Mr. Graves could not attend this Meeting. According to his cover letter, the church's application has been revised to bring it more into line with requirements of the Park Mile Specific Plan and a tentative hearing date has been set for May 23. Because the next Land Use Committee meeting is not until May 24, Ms. Fuller said she would agendize this for the May 11<sup>th</sup> General Board Meeting.

##### **B. Update on Yeshivath Torath Emeth Academy issues (Lloyd Solly)**

Ms. Fuller reported that Mr. Solly was unable to attend this Meeting. She recommended and it was agreed to TABLE this Item.

##### **C. Update on Ogamdo Café CUP – 842 S. La Brea (Fuller)**

Ms. Fuller reported that the applicant sent a letter to the Zoning Administrator, the day after the last Land Use meeting, saying that the LUC agreed to approve a reduction in the size of the patio. Ms. Fuller said that she wrote a follow-up letter to the ZA stating that that is not what the LUC agreed to (the committee had asked the project representative to ask his client to eliminate patio use altogether, and he agreed to do so).

##### **D. Update on Getty House wall variance (Genewick)**

Ms. Moser described discussion at the recent Zoning Hearing, where most speakers, including the Windsor Square HPOZ, were opposed to the Variance request. A speaker believed that that Meeting

was not properly Noticed to neighbors. Renee Weitzer, Chief of Staff for L.A. City District Four Councilman Tom LaBonge (213-477-2343; Renee.Weitzer@LACity.org), spoke in favor. The City seemed mainly concerned about “someone scaling the fence.” A compromise was eventually reached in which it was agreed that “if the property becomes private again . . . the fence will come down.”

E. Cell Phone Issues:

- i. Letter to City Council urging support for telecommunications regulations regarding equipment in public right of way (Gilman)

Ms. Gilman distributed a “City Attorney cell report update” and reported that advocates from around the City met with City Attorney Carmen Trutanich (213-978-8100; <http://atty.LACity.org/index.htm>) and his Chief Deputy Bill Carter. The CA is writing their report and encouraged input. Ms. Gilman encouraged the LUC to recommend to the GWNC Board to write a letter encouraging the CA to complete the report “before November 2011 when the Council File expires.” There was extensive discussion. Mr. Pickel noted the large amount “of legislation they’re trying to integrate.” Ms. Gilman agreed to draft a letter and Ms. Fuller will Agendize discussion and a vote for the May 24<sup>th</sup> LUC Meeting.

- ii. Report on City Attorney meeting with WTF-issue advocates (Gilman)

This Item was combined with the above Item.

**6. Committee Member Comments & Reports**

There was discussion regarding fiber optic Above-Ground Facilities locations and concerns. Ms. Fuller announced that as of July 1<sup>st</sup> she is resigning “all Secretary and Treasurer positions” and “will continue as Webmaster” and assist with other work. She described the extensive work needed, including coordinating volunteers and communications; administration, correspondence, Meetings preparation, follow-up and more. There was discussion of how to distribute and accomplish the work. There was discussion of challenges and ideas regarding finding a small office space for the GWNC that complies with the extensive City and also ADA requirements.

**7. Public Comments**

Stakeholder Susan Roberts thanked the Committee for support regarding 525 S. Van Ness. Ms. Lombard reported that May 19<sup>th</sup> “or shortly thereafter” a judge will hear arguments and issue a decision regarding the Larchmont Bungalow restaurant.

**8. Announcements & Adjournment**

Next meeting: Tuesday, May 24, 6:30 p.m. On the horizon (possible May agenda items):

- Update on 901 S. Wilton conversion to board and 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

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

**MOTION PASSED** by a voice vote.

The Meeting was **ADJOURNED** at 8:44 p.m.

Respectfully submitted,  
David Levin

Minutes Writer