



Greater Wilshire Neighborhood Council Land Use Committee

June 26, 2012

MINUTES

Approved by the Committee 7/24/12

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, June 26, 2012, 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

Mr. Wolf called the roll. Land Use Committee Members in attendance at the roll call were: Mike Genewick, Karen Gilman, John Gresham, Dick Herman, John Kaliski, Caroline Moser, and James Wolf. Bill Funderburk arrived later. Committee Members absent: Patricia Carroll, Elizabeth Fuller, Patty Lombard and Ben Rosenberg. Also attending: seven 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 Ms. Moser, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its May 22, 2012 Meeting as written.

MOTION PASSED by a voice vote.

3. Introduction and approval of new committee member: Greg Wittmann

Mr. Wolf introduced Mr. Wittmann and welcomed him to the committee.

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

Mr. Wolf distributed and reviewed the “06/26/12 May-June Early Planning Report Summaries for GWNC Area,” reviewed recent land use applications received by the City and said the Committee will get more information about the 621 S. Western Ave. project.

5. Old Business

A. Revised plans for conversion of 9-unit apartment to board and care facility, 901 S. Wilton (Marco Rojas) [Note: GWNC voted in May to oppose this project, but applicants report significant changes have since been made in their plans, and they have also recently met with the Wilshire Park Association to discuss the new plans. The ZA for the case is holding comments open until at least June 27 for our input on the changed plans.]

Copies were distributed of a Wilshire Park Association letter opposing the project. Robby O’Donnell of the Wilshire Park Neighborhood Association (WPNA) and Gary Ichihara, WPNA Land Use Chair, said they believe the operator is changing her story and not providing information. Ms. O’Donnell said “we would like to hold them to ‘by right.’”

Committee Member Bill Funderburk arrived at this time.

Ms. O'Donnell said "there's no office or intake room . . . it's a different answer every time we ask" the owner, whom she indicated "has continuously failed to" attend meetings. The owner has reduced the planned number of occupants from 26 to 15 and some partitions have been removed from the plan, which now shows 21 bedrooms. Mr. Wolf and Stakeholders noted that the proposed floor plan does not clearly indicate the expected number of residents. Mr. Wolf and Mr. Kaliski reminded that the GWNC Board is already opposed to the project. Mr. Wolf explained that the Item was Agendized for the owner and Stakeholders to provide more information after he learned that the Zoning Administrator is holding the folder open for GWNC's input on the revised plans.

MOTION (by Mr. Kaliski, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board continue to oppose the project at 901 S. Wilton and 3810 W. 9th St. after being provided with additional information regarding a meeting held between Stakeholders and the applicant on June 21, 2012, and will communicate this to the City Zoning Administrator.

MOTION PASSED by a hand vote.

- B. 918 S. Tremaine handicap-accessible accessory unit (John Kaliski) [Note: This item came up on our Early Planning Report in May. Mr. Kaliski will report on its relation – if any – to the city's new Accessory Dwelling Unit ordinance, and whether we should take further action or invite the applicant to present at a future meeting.]

Mr. Kaliski explained the issue and that the applicant "filed for a reasonable accommodation waiver." It appears that the City Planning Director has the authority to waive conditional use allowances for such a waiver. The project is a proposed 531 square foot addition for a person with a physical challenge. There was discussion regarding the merits of the request, what actions are within the Committee's scope and can be taken, and that the accommodation should run with the person, not the land. Mr. Genewick was concerned that the Committee is over-considering the request, especially since neighbors approve of the project. No Motion was made.

6. New Business

- A. AB 2231 Sidewalk Repair bill (James Wolf) [Note: State Assembly Rep. Felipe Fuentes is seeking NC support for the bill he authored. See sample support letter handout.]
[This Agenda Item was addressed after Item #6. B.] Copies were distributed of a template letter to Assemblyman Felipe Fuentes supporting AB 2231. Mr. Wolf described the issue. There was discussion regarding what the City's response should be.
- B. AB 904 Sustainable Parking Standards bill (Karen Gilman) [Note: Bill passed the state Assembly unanimously; goes to the state Senate Governance and Finance Committee tomorrow. Ms. Gilman will provide a brief overview.]
[This Agenda Item was addressed after Item #5. B.] Ms. Gilman distributed copies of a letter from the American Planning Association California Chapter opposing AB 904 "unless amended" and noted that the standard is a minimum of four parking spaces per 1,000 square feet; this proposal has a minimum of one parking space per 1,000 square feet. There was extensive discussion that the Bill would reduce the maximum minimum of parking required in a business area and potential impacts on cities.

Committee Member John Kaliski had to leave at this time.

C. 610 S. Van Ness possible code violations (Caroline Moser)

[This Agenda Item was addressed after Item #6. A.] Ms. Moser described the issue and that a neighbor across the street has continued to complain. The owner appears to be using the property as an entertainment venue. Ms. Moser also reported that the Eastern Presbyterian Church is using an empty lot east of Irving on Wilshire as a parking lot, though it's not zoned for that.

7. Committee Member Comments and Reports

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

Mr. Herman is continuing the work and will report at the next Meeting.

B. Traffic and Transportation Committee

There was no report at this time.

8. Public Comments

Ms. Gilman reported a May 23rd Hearing regarding the 5112 Melrose project; the appeal deadline is July 2nd. The City approved it with conditions, but not the conditions the Committee requested. Mr. Gresham reported that an Elmwood Court project will be constructed at the sidewalk with no setback; Mr. Wolf encouraged checking with the HPOZ as to whether that is allowed.

9. Announcements and Adjournment

Next meeting: Tuesday, July 24, 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. Gresham): to **ADJOURN** the Meeting.

MOTION PASSED with none opposed.

The Meeting was **ADJOURNED** at 8:36 p.m.

Respectfully submitted,
David Levin
Minutes Writer