



Greater Wilshire Neighborhood Council Land Use Committee

June 28, 2011

MINUTES

Approved by the Committee 07/26/11

**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 28, 2011, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:49 p.m.

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

**A. Roll Call**

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, Caroline Moser and James Wolf. John Kaliski arrived later.

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. *[Note: we don't have a set number of seats for the committee – we've had anywhere from 6-14 members, without ever considering a seat “vacant.”]* Also attending: six Stakeholders and guests. Committee Members absent: Dick Herman, Patty Lombard, Fred Pickel and Ben Rosenberg.

**B. Resignation of Cindy Chvatal – membership now 12; quorum 7.**

Mr. Wolf announced that Cindy Chvatal resigned and that the quorum is seven.

*[Committee Member John Kaliski arrived at this time.]*

**C. Approval of Minutes**

**MOTION** (by Mr. Genewick, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its May 24, 2011 Meeting as written.

**MOTION PASSED** by a voice vote.

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

Mr. Wolf said that this Item is Tabled.

**4. New Business**

Mr. Wolf indicated that there was no new business.

**5. Old Business**

**A. Ogamdo Café Update – 842 S. La Brea (King Woods).**

Ms. Fuller described the project history. Mr. Woods said he sent a letter on May 1<sup>st</sup> to neighbors to meet and greet at the restaurant. He distributed a letter and diagrams regarding their Zone Variance

request describing “revised conditions” that “reduced the hours to from 10:00 a.m. – 9:30 p.m. seven days a week” with “a full line of alcoholic beverages . . . we reduced the patio to half the size, 860 square feet . . .” and expanded the second-floor restaurant area to 980 square feet and the first-floor kitchen expansion area to 420 square feet, which would be fully enclosed.

Stakeholder Nancy Sakall was concerned that the restaurant does not yet have a Permit for use of the outdoor patio, but she has twice had to call the Police because of noise and smells from use of the outdoor space. Ms. Fuller reminded that “the patio was denied for the last [CUP] and they’ve still used it.” Mr. Woods said the restaurant has 40 off-site parking spaces including valet. Mr. Wolf recommended that the applicant obtain a covenant committing the 29 to 40 off-site and off-street parking spaces to restaurant use. He suggested to Mr. Woods to revise the design drawings to show “no seating allowed in” the patio. Mr. Kaliski recommended “a landscape buffer of no more than five feet” with “no use of the parking lot for entertainment.” Mr. Woods agreed to Mr. Wolf’s suggestion of “no cooking . . . or music . . . outdoors.”

**MOTION** (by Mr. Kaliski, seconded by Ms. Fuller): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board support the CUP application of the Ogamdo Café with the following conditions:

1. Open to the public during the hours of Sunday-Thursday 10:00 a.m. -10:00 p.m. and Friday and Saturday 10:00 a.m. – 11:00 p.m.
2. No outdoor use permitted at the rear of the lot between the structure and the rear property line except parking and use of the existing accessory structure as an office.
3. Selling of beer and wine only.
4. Provision of a five foot (5’) landscape buffer measured from the rear property line incorporating at the property line a six (6) foot solid masonry wall on the commercial side.
5. Limit of 980 square feet of restaurant use at the second floor.
6. Limit of new area of kitchen at the ground floor to 420 square feet.
7. No cooking or serving of food or beverages outdoors at the rear of the site between the structure and the rear property line.
8. No music outdoors.
9. Provision of covenants for any offsite parking.
10. Removal of any use or area at rear of property between structure and rear property line with the exception of the existing accessory structure used as an office and any required landscaping and the rear yard landscape buffer as noted above and full utilization of rear of site for parking, i.e. increase on-site parking at rear of lot to maximum number of spaces per City parking design requirements.

**DISCUSSION:** Ms. Fuller noted that there is no alley in back but there is a six-foot crumbling wall. Mr. Wolf encouraged not supporting the Motion until the owner would include revised conditions in their CUP application. There was discussion regarding what action the Committee should take.

**AMENDMENT to the MOTION** (by Ms. Carroll, accepted by Mr. Kaliski): to add the following condition #11 to the Motion: “Amplified music shall be kept at a low volume such that any music playing shall not be audible beyond the premises. No amplified music, no public announce system, no special events and /or live entertainment shall be permitted on a patio area or in a parking lot. Special events and/or live entertainment shall be limited to only indoors and shall be expressly prohibited from occurring within any outdoor area. Any music, sound or noise emanating from within the subject premises shall not be audible beyond the subject site, and not cause any loud, unnecessary and unusual noise which disturbs the peace or quiet of the surrounding neighborhood or cause discomfort or annoyance to any reasonable person of normal sensitiveness residing in the

area in violation of Section 116.01 of the Municipal Code. All exterior doors of the premises shall be kept closed at all times except for the normal passage of patrons or deliveries, or during emergency situations.”

**AMENDED MOTION** (by Mr. Kaliski, seconded by Ms. Fuller): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board support the CUP application of the Ogamdo Café with the following conditions:

1. Open to the public during the hours of Sunday-Thursday 10:00 a.m. -10:00 p.m. and Friday and Saturday 10:00 a.m. – 11:00 p.m.
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8. No music outdoors.
9. Provision of covenants for any offsite parking.
10. Removal of any use or area at rear of property between structure and rear property line with the exception of the existing accessory structure used as an office and any required landscaping and the rear year landscape buffer as noted above and full utilization of rear of site for parking, i.e. increase on-site parking at rear of lot to maximum number of spaces per City parking design requirements.
11. Amplified music shall be kept at a low volume such that any music playing shall not be audible beyond the premises. No amplified music, no public announce system, no special events and /or live entertainment shall be permitted on a patio area or in a parking lot. Special events and/or live entertainment shall be limited to only indoors and shall be expressly prohibited from occurring within any outdoor area. Any music, sound or noise emanating from within the subject premises shall not be audible beyond the subject site, and not cause any loud, unnecessary and unusual noise which disturbs the peace or quiet of the surrounding neighborhood or cause discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area in violation of Section 116.01 of the Municipal Code. All exterior doors of the premises shall be kept closed at all times except for the normal passage of patrons or deliveries, or during emergency situations.

**MOTION PASSED** by a hand vote with six in favor and two opposed (Wolf and Moser).

B. Los Angeles Tennis Club Parking Variance Update.

Mr. Wolf indicated that this is Postponed until the July 26<sup>th</sup> Committee Meeting. Ms. Fuller noted that the applicant is progressing.

**6. Committee Member Comments & Reports**

A. Update on LA city cell phone policy issues (Gilman).

Ms. Gilman distributed an “Update on 6/15/11 PWC Mtg. re Cell Regulation.” She said “it looks like the next step is a joint meeting between PLUM and Public Works” and described progress and the citywide effort.

B. Discussion of possible GWNC policy on liquor license applications.

Ms. Fuller described this. Mr. Gresham suggested that liquor license applicants be required to provide a list of nearby licenses. There was discussion regarding what elements the policy could include. There was a consensus that having such a policy is a good idea; the Committee will further consider how to formulate it and will seek volunteers

C. Ms. Fuller updated regarding the Metro Wilshire/La Brea Station Area Advisory Group. She, Mr. Pickel and Owen Smith attended the final Meeting. In addition to the NW corner of Wilshire and La Brea, Metro announced that it is now planning to take more space for construction on both the NW and SW blocks adjoining the intersection. The property Metro owns at Wilshire and Crenshaw will also be used for construction staging. An online presentation is available at [www.Metro.net/Westside](http://www.Metro.net/Westside). Construction will begin in earnest in about three to four years, which is about the same time that the BRE project at the SE corner of Wilshire and La Brea will be completed. At this Meeting, what kind of construction and staging Metro may do was discussed. Mr. Wolf said he believed that an EIR providing for community feedback will have to be done.

D. Ms. Fuller reported that BRE had to pay around \$3 million in Quimby funds for development of parks within two miles of its project site. Several bungalows have been removed from the northern end of the Wilshire Crest School campus and several more will be removed this summer – which will create an ideal space for a park. She met with the School Principal and CD4 Field Deputy Sheila Irani, who likes the idea. However, “Quimby funds can only be used on City property,” not on a school property. There was discussion regarding how open space projects like this or alternatives can be developed.

## **7. Public Comments**

Mr. Gresham expressed concern about parking issues at Café Gratitude and Bank of America (on Larchmont), which may be “an enforcement issue.”

## **8. Announcements & Adjournment**

A. The Planning Van – pro bono planning assistance.

Ms. Fuller distributed an “Open Call for Projects . . . from The Planning Van” brochure, a “City of [L.A.]: Development Services Strategy Map” and a “City of [L.A.] Development Reform” handout.

B. Next meeting: Tuesday, July 26, 6:30 p.m.

Mr. Wolf announced the next Meeting. Ms. Fuller reminded everyone that she is resigning as Secretary. Ms. Moser will be now be responsible for receiving and distributing items from the GWNC’s mailbox, and David Levin, the Minutes Writer, will also take over some agenda-writing, correspondence and coordination duties.

On the horizon (possible July agenda items):

- 12-unit condominium project proposed for 4661 Wilshire/661 S. Rimpau
- Update on 901 S. Wilton conversion to board & care facility
- Update on revisions to Eastern Presbyterian church expansion plans (4720 W. 6th St.)
- Update on conversion of service station to 7-11 at Olympic/Wilton
- Update on cell phone poles at 1st/Wilton & 9th/Mansfield

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

**MOTION PASSED** unanimously by a voice vote.

The Meeting was **ADJOURNED** at 8:50 p.m.

Respectfully submitted,

David Levin  
Minutes Writer