



Greater Wilshire Neighborhood Council Land Use Committee

July 23, 2013

MINUTES

Approved by the Committee, 9/24/13

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, July 23, 2013, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Secretary Greg Wittmann called the meeting to order at 6:44 p.m.

2. Roll Call and Approval of the Minutes

Secretary Greg Wittmann called the roll. Six of the 14 Committee Members were present at the beginning of the Meeting, which is not a quorum: Ann Eggleston, John Gresham, Dick Herman, John Kaliski, Jeff McManus and Greg Wittmann. Karen Gilman and Patty Lombard arrived later. Committee Members absent: Patricia Carroll, Bill Funderburk, Mike Genewick, Mitchell Karp, Fred Mariscal, Gerda McDonough, Caroline Moser and James Wolf. The GWNC Land Use Committee quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) is eight, so at this time the Committee could only have discussions without making any Motions or taking any binding votes. Mr. Wittmann announced that Mitchel Karp and Fred Mariscal were no longer on the Committee. Also attending: nine Stakeholders and guests.

[This following was addressed after Item #4. f.]

MOTION (by Mr. Gresham, seconded by Ms. Eggleston): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its June 25, 2013 Meeting as written.

MOTION PASSED without any objections.

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

Mr. Wittmann distributed and reviewed the “7/23/13 June-July Early Planning Report Summaries for GWNC Area” of recent land use applications received by the City. There was discussion about the 4113 W. Olympic Blvd. property. Mr. Wittmann reported that he spoke with a property representative: “they have a ‘patio’ on the east side of the building . . . it’s a restaurant . . . they just want to legalize that.” Mr. Gresham will report on this at the next Committee Meeting. Mr. Kaliski indicated that the owner may have “a non-conforming structure they’re trying to legalize.”

4. New Business

- a. 3Twenty Wine Lounge application at 320 S. La Brea (William Bergstrom)
Mr. Wittmann indicated that this Item could not be addressed at this time.

- b. Density bonus for 23 unit project at 807 N. Hudson (Michael Cohenzad)

Committee Member Patty Lombard arrived at this time.

Mr. Wittmann said that the Item will be “postponed until August; they’re still preparing their site plans and elevations.”

- c. Small Lot Subdivision at 851 N. Cherokee (Antonio Hidalgo)
[This Item was continued after Item #2.] Representative Bogdan Tomaleoski distributed a handout with diagrams, photos, a Site Plan, elevations and renderings and described the project and nearby structures. He said “we’re proposing a three-lot subdivision . . . the allowable floor area ratio is 12,000 square feet; we’re doing 5,000 feet . . . you’re limited to 30 feet; we’re going three stories . . . we’re asking for a height variance on the middle house . . . there are roof decks on each one . . . each house is a separate structure; there’s a four-inch space between each house . . . there’s no HOA . . . the largest house is around 1,900 square feet; the other houses are roughly 1,600 square feet . . . the middle building is three floors; the outside buildings are two floors.” The outside homes have interior stairwells; the middle home has an exterior stairwell. The front setback is 20 feet, as per City code. “On the site now is a large single-family home.”

Mr. Kaliski was concerned that residents will park cars in the front yards and about the garage doors designed to be at the front setback lines. Ms. Lombard would like the project to have more traditional design closer to that of nearby structures. Mr. Wittmann summarized that the developer is requesting a height variance and a parcel map. Mr. Tomaleoski said a “Hearing is not scheduled yet.” Mr. Kaliski and Mr. Gresham wanted exterior materials to be durable and Mr. Gresham urged the applicants to “talk to the neighbors.”

- d. Full line CUB at Hollywood Historic Hotel at 5162 Melrose (Rachel Finfer)
Copies of the Application were distributed. Owner’s representative Rachel Finfer said the Hotel is between Gramercy and Wilton. There would be “full-line cabinets in each of the hotel rooms . . . parking is required because the building is historic, but there are 65 spaces in the back . . . they want . . . to become a full service hotel.” Mercedes and Edward Simonian, sister and brother owners and Applicants, displayed photos of further planned renovations. Ms. Simonian said “there’s a total of 75” parking spaces and “we’re family-owned and operated . . . since 1978.” They have “owned the property since 1997 . . . that’s when the renovations started.” Mr. Simonian described how their father started renovating the Hotel to look as it did when it opened in 1927. Ms. Simonian described extensive building renovation work. “In 2010 we reopened the hotel.” She described work to keep the Hotel “clean and desirable . . . we get a lot of Europeans . . . we need to be competitive . . . we get 90% vacationers . . . there’s not a lot of restaurants around us . . . there’s not much to do” nearby. The Hotel has “a beautiful lounge . . . it’s very old-world, traditional .

. . we don't want anything that caters to the party-rowdy group." They have "a lot of acoustic" music. European-style retail products and services will be offered off the main lobby near the Melrose-Wilton intersection.

Ms. Simonian said the Hotel will only provide "appetizers" and "continental breakfast" in the lobby, but have "no room service." There is a 147-seat capacity in the serving area now that will decrease because some of the area will be used for storage. The fourth floor "is decorative"; there are no rooms there. There are now 62 guest rooms available. Committee Members and Stakeholder Elizabeth Fuller described their concerns that the CUB would run with the land. The Simonians expressed their long-time family connection to the building and their lack of desired to spin off or sell off any part of the property.

MOTION (by Ms. Eggleston, seconded by Mr. McManus): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the CUB application of the Hollywood Historic Hotel at 5162 Melrose Ave. provided that the Hotel follows the voluntary condition that it will not provide any alcoholic beverage bottle service.

DISCUSSION: Mr. Kaliski was concerned that the serving area "is a 147-seat bar." Ms. Finfer indicated that a Hearing is not yet scheduled and reminded that the Fire Dept. would decide the serving area capacity.

MOTION to CALL FOR THE QUESTION (by Ms. Lombard); there were no objections.

MOTION PASSED by a hand vote with six in favor; Mr. Kaliski opposed.

- e. Above Ground Facility (cell phone tower) Ordinance Revisions
Copies of "Comments on 6/27/13 City Attorney Report and Draft Amended AGF Ordinance (Council File No. 09-2645)" were distributed.
Ms. Gilman urged that a support letter be written. Mr. Kaliski was concerned that the GWNC has not studied this in-depth; Committee Members agreed to not yet vote.
- f. Appoint subcommittee to follow proposed new Housing Element of General Plan
Copies of "Housing Element Update Project Information" were distributed.
Mr. Wittmann announced a July 27th Open House to discuss the Housing Element Update.

Committee Member Karen Gilman arrived at this time, making a quorum of eight Members. Now the Committee could take binding votes on Agendized Items. Item #2 was returned to.

5. Old Business

There was no old business at this time.

6. Committee Member Comments and Reports

- a. Series of conversations on Larchmont zoning revisions (Patty Lombard)

Mr. Kaliski described “Q” conditions that “seem at variance” with the vision of what some Stakeholders have of Larchmont Blvd. He suggested that a walk be organized to list current uses and ask owners and customers what uses they want there. He will discuss with Ms. Lombard about making this an Outreach Committee event. Ms. Lombard said she has also discussed Larchmont Village with City Council District Four and the BID (Business Improvement District). There was extensive discussion of the qualities and possibilities for the Park Mile Specific Plan. Mr. Kaliski noted that it could be a good time for the Park Mile and Windsor Village neighborhoods “to make decisions about how they want their neighborhoods to look before forces are at work that cannot be overcome.” Ms. Lombard noted that Farmers Insurance probably will move within five years, making a lot more business space available.

b. Walk Larchmont to discuss opportunities (John Kaliski)
See item 6 a., above.

c. Architecture students to address urban design issues in GWNC (Kaliski)
Mr. Kaliski would be willing to have one of the classes he teaches at the UCLA Urban Studies Program to study this for a ten-week class from January 1st – March 15th.

d. Transportation Committee
Ms. McDonough was not present and there was no report.

7. Public Comments

There were no public comments at this time.

8. Announcements and Adjournment

a. Next meeting: Tuesday, August 27, 6:30 p.m.

Mr. Wittmann and other Committee Members reminded about and discussed the need to keep comments brief and adhere to the rules. Ms. Gilman described the status of the 710-720 N. El Centro project and that they have not yet presented to community groups, especially the LVNA. “It’s going to be at the head of Larchmont Blvd.” Mr. Wittmann will Agendize it.

b. Possible future agenda items:

- Parcel split at 800 N. Sycamore
- Zone change and site plan review for mixed-use development at 5100 Wilshire
- Condo development at 853-59 S. Lucerne
- Larchmont Bungalow variance application update
- Repeal of 30-foot setbacks at Kangnam Restaurant, 4113 W. Olympic

Mr. Wittmann declared the Meeting **ADJOURNED** at 9:08 p.m.

Respectfully submitted,
David Levin
Minutes Writer