



Greater Wilshire Neighborhood Council Land Use Committee

July 24, 2012

MINUTES

Approved by the Board 8/28/12

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, July 24, 2012, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:37 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: Elizabeth Fuller, John Gresham, Dick Herman, John Kaliski, Caroline Moser, Greg Wittmann and James Wolf. Karen Gilman arrived later. Committee Members absent: Patricia Carroll, Bill Funderburk, Mike Genewick, Patty Lombard and Ben Rosenberg. Also attending: three 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 Ms. Moser): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its June 26, 2012 Meeting as written.

MOTION PASSED by a voice vote.

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

Ms. Fuller distributed the “07/24/12 June-July Early Planning Report Summaries for GWNC Area.” Mr. Wolf noted that all the projects except 6610 W. Melrose are HPOZ projects.

4. New Business

A. **Mozza2Go** CUB application – 6610 W. Melrose (Bruce Evans) [Note: City made an error in previous application filing, applicants had to re-file; applicant says there are no new requests in this version of the application and only minor revisions.]

Bruce Evans, Applicant representative, distributed copies of an “Attachment” in which “the Applicant is volunteering” to comply with certain conditions and an “Attachment” describing “Modification[s] Requested.” He said that the City acknowledged making an error necessitating separate applications for the Plan Approval and to amend the CUP to

allow off-site sales and consumption of wine. The Plan Approval Public Hearing already took place. There would be no entertainment and the conditions are unchanged.

Committee Member Karen Gilman arrived at this time.

Ms. Fuller reminded that the Committee and the Board previously opposed the Plan. Mr. Evans believed that their customers have not left trash in the neighborhood. He said their parking lot has six 15-minute parking spaces; if a vehicle would be there more than 15 minutes it must be valet parked. There was extensive discussion regarding the wine serving and/or display area(s) size(s), serving arrangements, parking issues, issue history, impacts by Mozza2Go and other businesses on residential parking availability and previous violations by Mozza2Go management and staff. Mr. Evans said the City may have a Hearing at the end of August or mid-September. Committee members said they would like to hear from neighbors before voting on this item, so it was agreed to Table this until the August 28th Meeting, Ms. Fuller said she would invited neighborhood association representatives to attend that meeting. Mr. Evans will e-mail copies of the Plan and the Application to Committee Members.

B. Update on local cell tower ordinance, CF 09-2645.

Ms. Gilman distributed copies of a letter from Christine Spitz, Vice-President Elect, Pacific Palisades Community Council, to L.A. City District Four Councilman Tom LaBonge regarding proposed revisions to the proposed cell tower ordinance the city council is considering. The notification radius and Permit duration limits would be revised in the Ordinance to be more restrictive. Committee members requested that a vote be tabled until our next meeting, so that Ms. Gilman could distribute copies of the proposed ordinance, and Ms. Fuller could research the GWNC's past votes on the subject.

5. Old Business

A. 918 S. Tremaine handicap-accessible accessory unit (John Kaliski) (Discussed at June meeting; agendaized for possible continued discussion and/or action.)

Ms. Fuller noted that there will be a July 31st Hearing. There was discussion regarding merits of the request, but it was decided that no further action will be taken.

B. AB 2231 Sidewalk Repair bill (James Wolf) (Discussed at June meeting; agendaized for possible continued discussion/updates and/or action.)

Mr. Wolf suggested and it was agreed to Table this Item until more information is available.

C. AB 904 Sustainable Parking Standards bill (Karen Gilman) (Discussed at June meeting; agendaized for possible continued discussion/updates and/or action.)

Mr. Kaliski indicated that this Item is "dropped until next year."

D. 610 S. Van Ness possible code violations (Caroline Moser) (Discussed at June meeting; agendaized for possible continued discussion/updates and/or action.)

Ms. Moser reported that City Council District Four said that no complaints were filed. She believes that the property is an eyesore and fire hazard, and that it has multiple

mailboxes, many vehicles and trash cans taken from neighbors. The lot is zoned R-3 but appears to have many people living there. She will pull the Permits to check violations, if any. The Committee discussed what it can do.

6. Committee Member Comments and Reports

A. Revisions to GWNC draft policy on liquor license applications (Herman/Carroll/Roberts). Mr. Herman distributed copies of a draft “[GWNC] Liquor License Policy” and described the re-organized draft policy. There was discussion of how the policy can be used. Committee members agreed to review the proposed draft before the next meeting, when a vote will be scheduled.

B. Traffic and Transportation Committee

Ms. Fuller indicated that there was no report.

Ms. Moser reported that the Eastern Presbyterian Church is using an empty dirt lot east of Irving on Wilshire as a parking lot at least between 8:00 a.m. and 5:00 p.m., a use for which it is not zoned. Korean-language signs are posted.

Mr. Gresham and Ms. Gilman reported that Café Gratitude [639 N. Larchmont] is not using its parking lot. Mr. Wolf encouraged supporting enforcement of that as a CUP violation.

Ms. Fuller reported that the Oasis Church, formerly the Four Star Theatre, is for sale, and that some neighbors are considering pursuing historical status for the building. Also, the 9th and LaBrea car wash has become an all-night noisy hangout for homeless people.

Ms. Gilman reported that three appeals were filed on the 5112 Melrose project, after the city decided not to schedule a hearing with the Zoning Administrator present.

7. Public Comments

There were no public comments at this time.

8. Announcements and Adjournment

Next meeting: Tuesday, August 28, 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 8:49 p.m.

Respectfully submitted,
David Levin
Minutes Writer