



Greater Wilshire Neighborhood Council Land Use Committee

July 26, 2011

MINUTES

Approved by the Committee 8/23/11

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, July 26, 2011, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:48 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: Patricia Carroll, Elizabeth Fuller, Mike Genewick, John Gresham, Dick Herman and James Wolf. John Kaliski and Fred Pickel arrived later.

Six of the 12 Committee Members were present at the roll call, which is not a quorum. 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 at this time the Committee could only have discussions without making any Motions or taking any binding votes. Also attending were 11 Stakeholders and Guests. Committee Members absent: Karen Gilman, Patty Lombard, Caroline Moser and Ben Rosenberg.

[The following was addressed after Item #5. A.]

MOTION (by Mr. Pickel, seconded by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its June 28, 2011 Meeting as written.

MOTION PASSED without any objections.

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

Ms. Fuller distributed the “May-June-July Early Planning Report Summaries for GWNC Area” and reviewed recent land use applications received by the City. Mr. Gresham explained that 4114 W. 9th St. at Crenshaw is the Korean Cultural Center and “they want to expand the number of units . . . for underprivileged seniors . . . they’ve negotiated with the neighborhood for a long . . . time . . . the neighborhood is inclined to support the request.” Ms. Fuller noted that 5107 W. Wilshire is the Genwa BBQ restaurant and “in the process of expanding; they’ve been invited to the August 23rd Land Use Committee Meeting.”

4. New Business

A. Update on conversion of apartments to board and care facility – 901 S. Wilton (Marco Rojas).

[This Agenda Item was addressed after Item #2.] The project is one parcel with two different addresses. [The other is 3810 W. 9th St.] The Wilton facility would have three bedrooms downstairs and five bedrooms upstairs (one occupant per room). The 9th St. facility would have seven bedrooms upstairs and seven bedrooms downstairs, for 14 occupants. The proposed total would be 22 units. Mr. Kaliski pointed out that ADA-compliance work needed may require changes to access and appearance. Owner Maria Barrios said “it’ll be licensed as a single facility” and clarified that “it’s not a SNF [Skilled Nursing Facility]; it’s a board and care.” She needs a Conditional Use Permit because the project is “more than six units.” It was clarified that two privilege requests are being made: parking and density. There was discussion that included Lorna Hennington, Wilshire Park Association President; Gary Ichihara, Wilshire Park Association Land Use Chair; and Roberta O’Donnell (Alternate GWNC Board Member for John Gresham) regarding what kinds of clients will live there, what level of service will be provided and whether the parking is too limited. There was extensive discussion regarding project needs, including staff parking requirements in regard to neighbors’ concerns and City requirements. Ms. Barrios said there will be no more than four staff on site at any time and that there would not be any staff parking on the street. Stakeholders indicated they would like fewer tenants to live there. Ms. Barrios indicated that she would need a minimum number of tenants living there to operate the business, but indicated that she might be able to reduce the number from 24. The rent would be a State-mandated \$650 per month. She described financial arrangements regarding government funding to tenants through local organizations from which the rent is paid. Mr. Kaliski encouraged a creative and beautiful landscaping plan. Ms. Barrios and Mr. Rojas were encouraged to discuss the project further with the neighbors and to return with easier-to-read diagrams and clearer and more consistent information.

B. Eastern Presbyterian Church expansion plans– 4720 W. 6th St. (Kiyoshi Graves/King Woods).

Mr. Wolf noted that this is an “informational presentation only.” Mr. Graves said “the architect is . . . working on reducing the requirements from the original application . . . based on comments at a May 23rd Hearing” and Mr. Graves is “wanting to see what the new design is . . . King Woods is working with the Zoning Administrator’s Office to get more time” and Mr. Graves will let the Land Use Committee know more details when he has them.

5. Old Business

A. Condo construction project – 4661 Wilshire/664 S. Rimpau (Joe Pink).

[This Agenda Item was addressed after Item #4. B.] Mr. Pink distributed and displayed diagrams. He has been meeting with neighbors regarding the proposed 12-unit condominium. The “main access is off of Wilshire . . . the parking access does come off of Rimpau.” He is working with neighbors “on ingress/egress” and “the existing trees on the lot.”

Committee Member Fred Pickel arrived at this time, making a quorum of seven Members. Now the Committee could take binding votes on Agendized Items.

Mr. Pink said the approximately 43,000 square foot project has two- and three-bedroom condos of from 1,400-1,600 square feet to 2,400-2,500 square feet.

Committee Member John Kaliski arrived at this time.

Mr. Pink confirmed that it currently is a vacant lot, “the Christmas tree lot.” He said they “are not seeking any special privileges . . . we’re working on keeping with the neighborhood plan . . . the intention is to have something that blends in with the neighborhood.” He described the building materials and planned appearance and said they are within the shadow limits, adding “because it’s only 12 units, [it] didn’t trigger a traffic study” though residents asked for some traffic and direction measurements. Committee Members agreed the project is “very close to the intersection.” There are 25 full-size parking spaces. Mr. Wolf related that “the Park Mile [Design Review] Board has been working with the applicant’s team” on details including “design aesthetics” and described some project details and efforts by project designers to accommodate the neighbors. Mr. Kaliski was concerned regarding what he believed to be too many windows of too many types, a front doorway and other details not in keeping with the neighborhood’s character.

B. Won Jo Kokerang Agurang Restaurant CUP – 533 S. Western (Nathan Freeman/Dante Charleston).

[This Agenda Item was addressed after Item #4. A.] A “Conditional Use Permit (CUB) Findings” and “Restaurant Operations Plan” packet was distributed. Mr. Freeman said this is an “approximately 2,000 square foot restaurant . . . there was a change of use from retail to restaurant.” The owners have an “existing restaurant at 3132 Western . . . [with] a beer and wine license since 2008 . . . they’ve never had a license violation . . . no problems with the LAPD.” They are requesting restaurant hours of 11:00 a.m. – 2:00 a.m. He said “they’re in [an] enterprise zone so they’re only required to have four parking spaces . . . because it’s one per 500 square feet . . . They presented the project to the Wilshire Center/Koreatown Neighborhood Council . . . they voted to approve” it. There are 18 parking spaces on site shared with other mini-mall tenants that would be available after the stores close “plus there’s metered parking on both sides of the street.” Seating capacity would be “83 . . . no bar, no counter.” He said the restaurant attracts people for the food, not for drinking. Mr. Wolf requested and Mr. Freeman agreed for documents to show more accurate details. Mr. Gresham noted that “the nightclubs in that area are open until two a.m.” Mr. Pickel suggested a “restriction on the playing of outside music.” Mr. Wolf would like “some parking operation plan.” Mr. Freeman and Mr. Wolf agreed to recommend to the client to solicit support letters from neighbors and recommended that a list of voluntary conditions be put into writing, including: that food be served during all hours of operation, there be no outdoor music, a valet parking plan be firmly in place, there be a 1-year review on the 2 am closing hour and if there are any complaints that it be rolled back to midnight, and that the loading zone in front of the restaurant during daytime hours be re-purposed as a valet zone in the evening.. Mr. Charleston described how to secure a white curb valet parking space through the LADOT. Mr. Freeman said the applicant filed in April; no Hearing date has been set.

6. Committee Member Comments and Reports

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

Mr. Herman volunteered to work on this; Ms. Carroll can help this Fall.

A Zoning Administrator's denial letter was distributed regarding the 822 N. Sycamore project. Ms. Fuller reminded that the LUC supported the application around one year ago. Mr. Wolf said the Zoning Administrator denied it. There was discussion of possible reasons for the denial. Mr. Wolf said there may have been issues which changed or been unavailable to the Committee when it approved the project. There was very extensive discussion as to whether the Committee should reconsider the project. Ms. Fuller will find out the result of yesterday's Hearing. Mr. Wolf recommended for the Committee to not take any action at this time. Mr. Kaliski requested and Mr. Wolf agreed to Agendize this for the August 23rd Land Use Committee Meeting.

Ms. Fuller encouraged reading a proposed signage City Ordinance; it may be Agendized for the August 10th General Board Meeting.

7. Public Comments

Ms. Carroll reported that Café Gratitude [639 N. Larchmont] has apparently re-opened its on-site parking area. Mr. Wolf recommended for the Committee to "keep monitoring that."

8. Announcements and Adjournment

Ms. Fuller announced the next Committee Meeting on August 23rd.

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

MOTION PASSED without any objections

The Meeting was **ADJOURNED** at 9:43 p.m.

Respectfully submitted,
David Levin
Minutes Writer