

Greater Wilshire Neighborhood Council



Greater Wilshire Neighborhood Council Land Use Committee Meeting

July 27, 2010

Approved by the Committee, August 24, 2010

1. Call to Order

A duly noticed meeting of the Land Use Committee of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, July 27, 2010, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Committee member Elizabeth Fuller explained that Chairperson James Wolf would arrive later and called the meeting to order at 6:32 p. m.

2. Roll Call and Approval of Minutes

Land Use Committee Members in attendance at the roll call were: Karen Gilman, Rudy Gintel, John Gresham, Elizabeth Fuller, John Kaliski, Patricia Lombard and Caroline Moser. Cindy Chvatal, Mike Genewick, Fred Pickel and Ben Rosenberg were absent. Patricia Carroll, Dick Herman and James Wolf arrived later.

Seven of the 15 Committee Members were present at the beginning of the Meeting, which is not a quorum. A quorum is eight, so the business of the Committee was limited to discussions without any Motions being introduced, votes taken or decisions made, until after an eighth Committee Member, Ms. Carroll, arrived to make a quorum and the business of the Committee could be conducted. Also attending were nine Stakeholders and Guests.

The committee skipped ahead to agenda item #3, which requires no formal votes, until after the quorum was established.

*[This Minutes were addressed after Ms. Carroll and Mr. Herman arrived and made a quorum.]* Ms. Fuller presented the Minutes from the last meeting.

**MOTION** (by Ms. Lombard, seconded by Mr. Gintel): to approve the Minutes of the May 25, 2010 GWNC Land Use Committee Meeting.

**MOTION PASSED** with five in favor; Mr. Gintel, Mr. Herman, Mr. Kaliski and Ms. Moser abstained.

Mr. Wolf arrived at this time.

Greater Wilshire Neighborhood Council  
Land Use Committee MINUTES  
of the Meeting of July 27, 2010  
Page 2

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

*[This item was addressed before item #2, because it required no quorum.]*

Ms. Fuller distributed and reviewed the “07/22/10 April-May Early Planning Report Summaries for GWNC Area.”

Ms. Fuller explained that there would not be time to address all of the projects on the Early Planning Summary, so it is important to prioritize and hear presentations on only those we need to address. In response to committee member questions about a number of Mills Act projects on the list, Mr. Kaliski described the Act, which requires that historic property owners maintain their properties and grants tax incentives for restoration work. There was extensive discussion regarding HPOZs [Historic Preservation Overlay Zones], the Mills Act and requirements for both.

Ms. Carroll and Mr. Herman arrived at this time, making a quorum for voting.

Ms. Lombard recommended “establishing guidelines” to help new Committee Members learn about the concerns we address. There was discussion regarding Committee land use project priorities, and agreement that we would review the committee’s established “Land Use Protocols” at our next meeting. It was also suggested to have Internet access available at Meetings for Committee Members and Stakeholders.

4. New Business

Ms. Fuller welcomed new Committee Members Mr. Herman, Mr. Kaliski and Ms. Moser. Committee Members introduced themselves and described their Committee involvement.

A. Committee elections:

i. Chairperson

**MOTION** (by Mr. Gintel, seconded by Ms. Carroll): to nominate James Wolf as Land Use Committee Chair.

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

ii. Secretary

Ms. Carroll nominated Ms. Gilman as Land Use Committee Secretary. Ms. Fuller and others described Secretary responsibilities. Ms. Gilman declined the nomination. There was extensive discussion regarding apportioning all the work and procedures for accomplishing it. It was agreed that Ms. Fuller will continue to act as committee Secretary, but

Greater Wilshire Neighborhood Council  
Land Use Committee MINUTES  
of the Meeting of July 27, 2010  
Page 3

that Ms. Lombard will help with agenda-planning contacts, and Ms. Gilman will prepare the Early Planning Summaries each month.

B. Eastern Presbyterian Church renovations, 4270 W. 6th St. (Kiyoshi Graves)

At the request of the applicant's representative, this item was postponed until the August meeting.

C. 304 N. LaBrea, market beer & wine CUP\* - Presentation and possible recommendation for board action (Fred Balderrama)

Fred Balderrama, representing the applicant, presented for and described the Ariel Glot Market project. They want to only sell kosher wine, no beer. He described the applicant's efforts to inform the community and work with the City, and said that the applicant would like to appear before the committee, but because he is an Orthodox rabbi, he cannot enter our church-based meeting space. Committee members explained that the space is merely a meeting room and not a worship space. Mr. Balderrama said he would explain that to his client and re-invite him to attend next month.

Mr. Wolf arrived at this time.

Ms. Fuller agreed to agendize this Item for the next [August 24<sup>th</sup>] Committee Meeting .

D. 812 N. Sycamore, legalize third dwelling unit\* - Presentation and possible recommendation for board action (Paulie Smith)

At the request of the applicant, this item was postponed until the next [August 24<sup>th</sup>] Committee Meeting.

E. 621 S. Western, hours extension – Update/application approved on 7-21-10 (Liz Fuller)

Ms. Fuller explained that this application has already been heard and approved by the city. Committee members did not request any further discussion.

F. 427 S. McCadden over-height fence\* - Presentation and possible recommendation for board action.

Ms. Fuller explained that this request has been opposed by the Hancock Park HPOZ board, which would like the GWNC's support in opposing the project. There was very extensive discussion regarding whether the Committee should vote in the absence of an applicant presentation from either side of the issue, and regarding possible Committee policy considerations. Ms. Fuller agreed to re-agendize the item for the August meeting, and to invite representatives from both sides of the issue to our next meeting.

G. Wireless telecommunications requests/updates\*:

i. Cell pole at 9th & Mansfield (Ryan Shields)

*[This item was discussed out of order, after item # ii, below]*

Ryan Shields, representing T-Mobile, distributed and reviewed a “City of [L.A.] Existing Coverage Without SV12141B” map for the neighborhood in question, showing how coverage is good in the north and western parts of the area, but falls off below Olympic and east toward Keniston Ave. (which is why sites along Wilshire and La Brea, previously recommended by neighbors, won’t help). He also described surveying the area around 9<sup>th</sup> and Mansfield; around between Olympic and Edgewood; and between Mansfield and Keniston. There was very extensive discussion regarding project merits and concerns, and how the Committee can proceed. It was agreed to table this item until next month, so Mr. Shields could return with more site recommendations based on the discussions below.

ii. Cell pole at 1st/Wilton (Ryan Shields)

Mr. Shields relayed that the L.A. Bureau of Street Lighting recommended researching combining the installation “with an existing” facility. He passed around a sample “camouflage” material that would cover the cell pole and offered to return with more information about this and a project at 3<sup>rd</sup> and Gramercy. He explained some technical restrictions and challenges of installing and providing cell phone service, and cautioned about requesting installing cell towers in the public right-of-way because it would result in lower-to-the-ground and increased installations. The 1<sup>st</sup> and Wilton installation was “paused” to consider 3<sup>rd</sup> and Gramercy as an alternative. There was extensive discussion regarding how the Committee should proceed and what, if anything, to recommend and possible solutions. It was agreed to not vote on this at this time and to agendaize this Item for the next [August 24<sup>th</sup>] Committee Meeting. Mr. Shields agreed to “bring Bureau of Street Lighting documentation” and design element recommendations to the next Meeting.

iii. WTF at 323 N. Larchmont (Larchmont Medical Building) (Arvin Norouzi)

Mr. Wolf noted that the applicant was not in attendance; he suggested and it was agreed to TABLE this Item.

5. Old Business

A. 208 St. Andrews Boarding House\* - Status report (Patti Carroll)

Ms. Carroll described the project and relayed that the St. Andrews Square Neighborhood Association had drafted a letter asking the City to “shut down . . . this illegal boarding house.” Mr. Kaliski believed that it was “premature to write this letter” and recommended first contacting the City Council District Four Office. Ms. Carroll agreed to do so.

B. Bricks & Scones\* -- 403 N. Larchmont – Status report (Liz Fuller)

Ms. Fuller explained that the applicant applied for a “wine and beer license” to go with acoustic music and the Committee “wants to see written conditions” of operation, but the applicant has no further news to report.

C. Yeshivath Torath Emeth Academy – 7002 W. Clinton (Lloyd Solly)

Mr. Solly relayed that PLUM [L.A. Planning and Land Use Management Committee] Meetings were continued to August 3<sup>rd</sup> and 10<sup>th</sup>. His group “filed yesterday a

Greater Wilshire Neighborhood Council  
Land Use Committee MINUTES  
of the Meeting of July 27, 2010  
Page 5

Supplemental Brief to the Appeal” his group made to the City Council to reverse a Planning Commission decision. The Brief also addressed “a violation of the City Ethics Code” by a Planning Commissioner. The material will be “available online . . . A lot of work was done . . . about consistency with the General Plan” and they’re meeting with City Councilman Paul Koretz on Friday. The Councilman’s Office had promised to “take care of the violations . . . nothing has been done.” Providing some background for the new committee members, Ms. Fuller described some issue history regarding that a “Permit was filed to rebuild the preschool building . . . and build a new three-story preschool building . . . [There are] concerns of neighbors” regarding noise and parking, as with applications by the applicant at three other facilities. The City approved the project; “the neighbors appealed and the Neighborhood Council supported the Appeal.” The site is zoned residential. Mr. Solly believed that “they’re in breach of nearly every single Certificate of Occupancy and Conditional Use” for other buildings in the school complex. He and Mr. Wolf described additional aspects of the project and issue. Mr. Solly offered that he can make information available for Nuisance Abatement Program processing.

D. Larchmont Bungalow – 107 N. Larchmont -- Status report (Patty Lombard, Albert Mizrahi)

Ms. Fuller announced that the applicant “will be at the . . . August 24<sup>th</sup> Land Use Meeting.”

E. 4001 W. 6th St. – Status/drive-by report (Patti Carroll)  
Mr. Wolf said that there was no report.

F. Dubai/Cordon Bleu – Status report (Patti Carroll)  
Mr. Wolf said that there was no report.

6. Committee Member Comments & Reports

A. Cell Tower Subcommittee – discussion and possible recommendation for Board action to create standing policy on cell towers in residential neighborhoods\* (Carroll, Gilman & Lombard)

Ms. Gilman distributed a “DRAFT GWNC Standing Policy on Cell Phone Towers to Residential Neighborhoods” and described the policy effort. Christina Spitz, Vice-President of the Pacific Palisades Residents Association, helped. “The Neighborhoods Association Alliance” is also developing a policy; the Committee may want to also coordinate with them. There was extensive discussion regarding possible policy content and structure considerations, including information provision and agendizing. Ms. Fuller noted that the policy should include guidelines both for applicants bringing projects to the committee, and guidelines to help the committee analyze applicants’ requests. Mr. Kaliski offered to help Ms. Gilman revise and edit the policy draft, for re-submission at our next meeting.

B. City Planning Department Audit Review Committee (Patti Carroll & Patty Lombard)

There was no work to report.

Greater Wilshire Neighborhood Council  
Land Use Committee MINUTES  
of the Meeting of July 27, 2010  
Page 6

7. Public Comments

Ms. Fuller read a Mid-City West Neighborhood Council letter regarding the L.A. Planning Department's Code Simplification Process. She reported that the 450 S. Western California Marketplace developers replied to the GWNC's request for voluntary conditions, meeting "almost everything we asked for." Several committee members expressed ongoing concerns about the condition list, especially regarding the project's parking structure, so it was agreed to agendaize this for the next [August 24<sup>th</sup>] Committee Meeting.

8. Announcements & Adjournment

**MOTION** (by Ms. Lombard): to ADJOURN the Meeting.

Mr. Wolf declared and it was agreed to ADJOURN the Meeting at 9:48 p.m.

Respectfully submitted,  
David Levin  
Minutes Writer