



Greater Wilshire Neighborhood Council Land Use Committee

August 23, 2011

MINUTES

Approved by the Committee, 9/27/11

**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, August 23, 2011, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:43 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, Mike Genewick, Karen Gilman, John Kaliski, Caroline Moser, Fred Pickel and James Wolf. Patricia Carroll and Dick Herman 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. Also attending: nine Stakeholders and guests. Committee Members absent: John Gresham, Patty Lombard and Ben Rosenberg.

**MOTION** (by Mr. Genewick, seconded by Mr. Pickel): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its July 26, 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 – see handout).

Ms. Fuller distributed and reviewed the “July/August Early Planning Report Summaries for GWNC Area” and reviewed recent land use applications received by the City. Mr. Wolf noted that the page two 4032 W. Olympic beer and wine application is just outside [GWNC] boundaries, but suggested we try to find out more Ms. Fuller said she would check with Mr. Gresham, who represents the adjacent neighborhood on the GWNC side of Olympic Blvd.

**4. New Business**

A. Genwa Barbecue CUP -- 5115 Wilshire Blvd. (Brett Engstrom)

Ms. Fuller distributed copies of the CUP Application of the 4,600 s.f. restaurant. Mr. Engstrom said owner Jay Kwan “would like to expand the restaurant space . . . [to] a little over double the existing space . . . he is a Stakeholder [who] lives and works in the area [and has] no blemishes on his record.” Extra parking is available.

*Committee Member Patti Carroll arrived at this time.*

Mr. Kwan said “we were able to get 16 more parking spaces . . . in the underground parking.”

*Committee Member Dick Herman arrived at this time.*

Mr. Kwan added that “one space per 100 square feet of retail space is required.” Mr. Engstrom indicated that all parking will be on-site and the operating hours will be the same. Mr. Kwan clarified that “two subterranean-level lots are shared with the next door (Hollywood Reporter) building.” Mr. Pickel noted that there have been “Q conditions on the building since 2003.” Mr. Wolf would like Mr. Kwan to “have a covenant with the landlord to ensure there’s adequate parking.” There was discussion regarding City parking requirements regarding covered vs. uncovered; floor space; expected parking use; shared parking uses and leases; whether Avalon had or has the right to lease parking spaces; parking space credits; and valet parking practices. Mr. Pickel advised Mr. Kwan and Mr. Engstrom to include in their application non-club and LAPD conditions such as no outside tables or outside music. Mr. Engstrom stated that there probably will be a Hearing “in the next few weeks.” Mr. Pickel advised that the Committee “needs to set up meetings with the neighbors.” Mr. Engstrom said that “neighbors will be listed in Notices to be sent.”

**MOTION** (by Mr. Genewick, seconded by Mr. Pickel): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Conditional Use Permit application of Genwa Barbecue at 5115 Wilshire Blvd. pending property neighbors’ approval and with the following conditions: 1) That the restaurant seek a written covenant for its in-building, off-street parking arrangement; 2) That the owners meet with adjacent residential neighbors regarding the expansion; 3) That the applicants provide a written list of voluntary conditions with their application; and 4) That any outdoor dining areas be placed along the Wilshire Boulevard face of the restaurant only.

**MOTION PASSED** by a voice vote.

## **5. Old Business**

### **A. Update on LA Tennis Club Parking variance (John McCarthy)**

Mr. McCarthy reviewed project history and described parking considerations and the Club’s unusual Variance. They have “been in touch” with Zoning Administrator Linn Wyatt; Mr. McCarthy “spoke with Michael LoGrande” and they “hope for a Hearing in early October.” The Club has “letters of support from 82 neighbors expressing support for the project” and they have submitted all paperwork. The Club is “trying to help the neighborhood relieve 25 spaces off the street . . . the entire property is R-3,” the only one in the R-1 area. “The neighbors want the parking.” Neighbor David Workman, who lives “right next to the project,” wants the Club “to obtain all necessary Permits for the parking” and “impose appropriate mitigation measures on the parking.” He opposes that “the light standards are on until 10 minutes to 11 at night . . . even when there are no cars there” and

he has “complained about it several times.” He believed that “light, noise, hours of operation [and] security concerns . . . have to be explored further.”

**MOTION** (by Mr. Genewick, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the loading area Variance application of the LA Tennis Club at 5851 Clinton St. while mitigating the neighbors’ conditions regarding: 1) lighting; 2) car alarm and other noise (e.g. ask club members to program vehicle alarms to signal engagement with vehicle lights instead of beeps), ; 3) hours of operation; and 4) security issues.

**DISCUSSION:** Mr. McCarthy stated that the parking lot “lighting is 10% of what it was.” There was discussion regarding possible car alarm mitigation measures.

**MOTION PASSED** by a voice vote. [*Note: Committee Member Patti Carroll recused herself from the vote because she is a member of the Tennis Club.*]

Mr. Wolf, Ms. Fuller and Mr. Kaliski encouraged Mr. McCarthy to attend the September 14<sup>th</sup> GWNC General Board Meeting.

*Committee Member Dick Herman had to leave at this time.*

- B. Conversion of apartments to board and care facility - 901 S. Wilton (Marco Rojas)  
The applicant did not respond to an invitation to attend, so the item will be tabled until a future meeting
- C. Update on Eastern Presbyterian Church expansion plans - 4720 W. 6th St. (Kiyoshi Graves/King Woods)  
The applicant did not respond to an invitation to attend, so the item will be tabled until a future meeting
- D. Won Jo Kokerang Agurang Restaurant CUP – 533 S. Western (Nathan Freeman/Dante Charleston)  
The applicant did not respond to an invitation to attend, so the item will be tabled until a future meeting

## **6. Committee Member Comments and Reports**

- A. GWNC policy on liquor license applications (Herman/Carroll)  
Ms. Fuller noted that Stakeholder Susan Roberts (present at this Meeting) might be interesting in helping. Ms. Carroll took Ms. Roberts’ contact information.
- B. Solar Zoning Ordinance  
Ms. Fuller distributed copies of the Notice of Public Hearing regarding the proposed Ordinance. Mr. Wolf explained proposed Ordinance specifications and concerns, including a concern regarding how the Ordinance would be implemented in an HPOZ. There was discussion regarding how best to communicate concerns to the City.

**MOTION** (by Mr. Kaliski, seconded by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the proposed Solar Zoning Ordinance with the condition that explicit language be included in the proposed Ordinance such that existing provisions of master plans such as Historic Preservation Overlay Zones and other similar types of land use plans regarding height provisions take precedence over the proposed Ordinance.

**MOTION PASSED** by a voice vote.

C. Building & Safety Clean Hands Ordinance

Ms. Fuller distributed copies of a possible “Clean Hands Ordinance” proposal. Mr. Wolf described that City Councilman Dennis Zine “is proposing more comprehensive governance” of Building and Safety work. The possible proposed Ordinance would include “violation waivers” of which Mr. Wolf is not in favor. There was discussion regarding the merits of the Motions that are the basis of the possible proposed Ordinance.

**7. Public Comments**

Stakeholder Joan Taylor would like her health concerns addressed regarding electronics use at meetings. She would also like Julie Brame, Mid-City West NC Board Member, to speak about cell tower health hazards. Mr. Wolf noted that “we’ve had a subcommittee reporting on cell towers for well over a year” and have “worked with many other representatives from around the City.” Ms. Fuller said she would check to make sure the GWNC policy on wireless telecommunications installations is posted on our website. *[Note: Ms. Fuller subsequently confirmed that the policy is posted at: <http://www.greaterwilshire.org/site/files/cellphonepolicy041311.pdf>.]* Mr. Wolf encouraged Ms. Taylor to file a complaint with the City regarding her health concerns, which he indicated the Committee will “pass [it] onto the Board.”

**8. Announcements and Adjournment**

Mr. Wolf announced the next meeting: Tuesday, September 27, 6:30 p.m. Possible Agenda items: update on conversion of service station to 7-11 at Olympic/Wilton; update on cell phone poles at 1st/Wilton & 9th/Mansfield; and density Variance for apartment project at 4114 W. 9th/901 S. Crenshaw.

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

**MOTION PASSED** without any objections.

The Meeting was **ADJOURNED** at 8:26 p.m.

Respectfully submitted,  
David Levin  
Minutes Writer