



Greater Wilshire Neighborhood Council Land Use Committee

August 27, 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, August 27, 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. Five of the 16 Committee Members were present at the beginning of the Meeting, which is not a quorum: Ann Eggleston, John Kaliski, Gerda McDonough, Jeff McManus and Greg Wittmann. Bill Funderburk and Mike Genewick arrived later. Committee Members absent: Patricia Carroll, Karen Gilman, John Gresham, Dick Herman, Patty Lombard, 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. Also attending: 17 Stakeholders and guests.

The Minutes could not be approved because a quorum of Committee Members was not present.

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

There were no comments at this time.

4. New Business

a. Introduction and nomination of potential new Committee member: Alan Bernstein.

Mr. Bernstein introduced himself and described his background and community interests. Because of the lack of a quorum, a vote to confirm Mr. Bernstein as a committee member will be agendized at a future meeting.

b. Medical marijuana dispensary at 215-217 N. Larchmont.

Mr. Wittmann said the owner was “made aware” of this Meeting but is not present. He noted that the dispensary already existed at another location and is grandfathered in. There was discussion about whether the dispensary, just south of Beverly, is too close to a school and whether the LUC should develop a dispensaries policy. August 29th there will be a discussion about this led by City Council District Four at St. Brendan School.

Committee Member Bill Funderburk arrived at this time.

c. Plan Approval at Marlborough School (Mark Armbruster).

Mr. Armbruster displayed renderings and an athletic field plan. He said “all the athletic facilities face Arden . . . we worked closely with the neighbors on both sides . . . there’s no opposition whatsoever to this . . . they want to make a few changes to what was approved in 1999 . . . there’ll be a full-size athletic field” and a swimming pool. “They want to build an aquatic facility . . . this is essentially a Plan Approval” because the city determined the changes are less than “the 20% change threshold.” There now are 224 parking spaces; 22-25 above-ground and around 60 underground spaces would be added. Mr. Kaliski noted that the allowed uses are listed in the CUP Application. A representative indicated that the current use is less than allowed.

Committee Member Mike Genewick arrived at this time, making seven Members present, one short of the quorum of eight.

d. Small Lot Subdivision at 816-828 N. June (Brian Gelt).

Mr. Gelt and Alan Scales, architect, displayed renderings and elevations and presented. The project is 12 “townhouse-style” homes “in two six-unit clusters . . . [in] a pedestrian-friendly environment . . . entrances to both the garage and the front door are on the same side of the house.” Units include “ground floor private open space . . . Spanish-style architecture . . . each of these homes will provide a rooftop deck.” All homes are three stories, two and three bedrooms and 2 ½ bathrooms with a 15-foot setback in an RD1.5 zone. The Application is submitted; the first Hearing will be around early November. They have another subdivision at Lexington and Las Palmas. Mr. Kaliski described concerns of the City Planning Dept. and residents about whether the side yards are large enough. Stakeholder Don Hunt was concerned that he and his neighbors had not heard of the project; he offered to help with community outreach.

e. Request to endorse letter on digital billboards.

[This Agenda Item was addressed after Item #5. b.] There was discussion that the letter needs to indicate a broader focus than the one neighborhood that originated it..

f. 3Twenty Wine Lounge application at 320 S. La Brea (William Bergstrom).

Mr. Wittmann indicated that this Item is postponed.

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

Mr. Wittmann indicated that this Item is postponed.

h. CUB renewal for restaurant at 4001 Wilshire (Alex Woo).

Mr. Wittmann indicated that this Item is postponed.

i. CUB application for wine/beer sales at True Burger, 850 S. La Brea (Alex Woo).

Mr. Wittmann indicated that this Item is postponed.

5. Old Business

a. Review of settlement agreement for 710-712 N. El Centro Ave. (Patrick Roberts)

Mr. Roberts, Ken Kahan and Chris Roche presented. The 84-unit project “straddles an alley” and “people will live above” it. The project is already under construction and includes four low-income units. All units will be rentals for \$1,500 - \$3,200 per month; they do not intend to sell units but could. The zoning was R-3; it’s now R-4. “There’s a sidewalk improvement that extends all the way down to Gower.” They want a 25-foot sidewalk instead of a 10-foot sidewalk. They are “prevented from talking about the Settlement Agreement” between the previous developer and community representatives.

b. Small Lot Subdivision at 851 N. Cherokee (Antonio Hidalgo)

Representative Bogdan Tomaleoski described the three-lot subdivision project. He said they are “allowed to have four houses; we’re doing three . . . we’re asking for a 4 ½-foot height variance” on the middle of the three units. “There’s a six-foot setback.” He described door-to-door community outreach. Mr. Kaliski noted front-yard design improvements since the last presentation, including the front door now facing the street. He and Mr. McManus now would support the project. Mr. Hunt is opposed to the three-story middle unit height. Mr. Tomaleoski will submit the project to the City on August 26th and is willing to again address the Committee.

6. Committee Member Comments and Reports

a. Housing Element Meetings (Lombard/Wittmann)

There were no comments at this time.

b. Transportation Committee

Ms. McDonough indicated that the Committee will meet next week.

7. Public Comments

Mr. Hunt spoke with CD4 about the 806 N. Las Palmas small lot subdivision project. There was discussion of how to affect the proposed Small Lot Subdivision Ordinance.

8. Announcements and Adjournment

a. Next meeting: Tuesday, September 24, 6:30 p.m.

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

Mr. Wittmann declared and the Committee agreed to **ADJOURN** the Meeting at 8:32 p.m.

Respectfully submitted,
David Levin
Minutes Writer