



Greater Wilshire Neighborhood Council Land Use Committee
September 27, 2011
MINUTES
Approved by the Committee, October 25, 2011

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, September 27, 2011, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Secretary Elizabeth Fuller called the meeting to order at 6:53 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, Dick Herman, Caroline Moser and Fred Pickel. Karen Gilman and John Kaliski arrived later.

Five 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 five Stakeholders and Guests. Committee Members absent: Patricia Carroll, John Gresham, Patty Lombard, Ben Rosenberg and James Wolf.

[This following Motion was made after Item #3.]

MOTION (by Mr. Pickel, seconded by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its August 23, 2011 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).

[This Agenda Item was addressed before the Motion in Item #4. B.]

Ms. Gilman distributed and Ms. Fuller reviewed the “9/27/11 August-September Early Planning Report Summaries for GWNC Area” and reviewed recent land use applications received by the City.

[Committee Member John Kaliski arrived at this time, making a quorum of seven Members. Now the Committee could take binding votes on Agendized Items.]

It was noted that the 5400 W. Melrose Ave. Paramount Studio project is shown on the ENR as being in the Wilshire Community Plan area. There was extensive discussion regarding the property plans and what the GWNC can and/or should do. Ms. Fuller noted that the project will be on our October Land Use agenda.

4. New Business

A. Renovations at 500 S. Lorraine.

[This Agenda Item was addressed after the Roll Call.] Ms. Fuller reviewed the project. Ms. Moser reported that a stop work order was issued August 24th because of wall construction and other details inconsistent with the approved project plans. Ms. Fuller said she wrote to the L.A. Planning Dept., which replied that the homeowner has agreed to comply with conditions.

Board Member Karen Gilman arrived at this time, making six Members present, one short of the quorum of seven.

Ms. Fuller asked if the GWNC should defer to the HPOZ in this matter, and Ms. Moser confirmed “there may not be any issues as long as they comply with the contract documents.”

B. Senior citizen apartments density variance – 4114 W. 9th St./901 S. Crenshaw (Eric Lieberman).

Mr. Lieberman, an advisor and consultant to the Little Tokyo Services Center (LTSC), said they’ve partnered with the Korean Resource Center in this project, which was approved in 2007 by the City. He displayed a diagram of and described the project, which would contain 32 affordable units for senior citizens. Pedestrian/vehicular access would be “right off . . . of Crenshaw . . . along 9th St. is the entrance to the lobby.” It has “two clearly distinct separate entrances” and the building was set back 17 feet on the east side “to allow a driveway.” Bedroom windows look north and south. There would be “a pretty heavily planted planter along the east side.” “It’ll have subterranean parking.” A Hearing is scheduled for October 19th; “the old entitlement expired” and “has to be refiled.” He described administrative compliance efforts and that “nothing’s changed in the plans.” He said that Andrew Westall, Senior Field Deputy for L.A. City District 10 Councilman Herb Wesson (323-733-8233; Andrew.Westall@LACity.org), confirmed CD10’s support. They are asking for additional floor area as a density bonus. “It’s 37,000 square feet including the subterranean parking . . . they’re actually developing 32 units . . . [of] low and very-low-income [affordable] housing” including 23 one-bedroom and nine studio units. Rents are expected to be \$500 - \$1,000 per unit per month.

Eduardo Espinoza, Project Manager (213-473-1686; Espinoza@LTSC.org; www.LTSC.org), said the CRA put in \$3.6 million of the \$22 million project and other funding is being sought. The minimum tenant age would be 55. There was discussion that there is not enough room in the units for a lot of family; Mr. Lieberman said that if there were too many people living in a unit they “would be asked to correct it.”

Ms. Fuller relayed that Committee Member John Gresham said that the Wilshire Park Association (WPA) has not yet voted but has a general impression that neighbors would support the project. Committee Members expressed support “if the Wilshire Park

Association supports” the project or is “at least unopposed to” it. Ms. Fuller advised that the Committee can let the GWNC Board know of the Committee’s general support. She will ask the WPA for their opinion and encouraged Mr. Lieberman and Mr. Espinoza to attend the October 12th GWNC General Board Meeting.

[The following vote was taken after Item #2.]

MOTION (by Mr. Pickel, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Density Variance application for the senior citizen apartments project at 4114 W. 9th St. / 900 S. Crenshaw pending support of the Wilshire Park Association.

MOTION PASSED by a voice vote; Mr. Kaliski abstained.

C. Residential Planned Development (RPD) Districts Ordinance (Tanner Blackman).

Ms. Fuller reported that the applicant did not reply to invitations. Mr. Kaliski is willing to formally present about this at the October 25th Land Use Committee Meeting. He was concerned that the proposed ordinance would not fulfill the original idea of Planned Unit Developments to help create open space in residential areas. He recommended and Ms. Fuller will invite Mr. Blackman to the October 25th Meeting. There was extensive discussion regarding merits of the proposed ordinance.

D. Proposed AT&T Cell Site Modifications 137 N. Larchmont Blvd. (Dan Vozenilek).

Mr. Vozenilek could not attend. Ms. Fuller noted that this is an existing facility located near 1st and Larchmont since 1991. It is in back of “The Mail Shoppe.” AT&T is proposing to add larger antennae to the existing pole. There would not be a height increase from the current 43-foot height, which is shorter than nearby phone poles. Mr. Genewick was concerned that the cell tower would be much more visible to homes on Lucerne Blvd.

MOTION (by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the proposed AT&T Cell Site modifications at 137 N. Larchmont Blvd.

MOTION FAILED for lack of a second.

Mr. Kaliski read from the GWNC Wireless Telecommunications Policy and noted that the cell tower is in an HPOZ. There was discussion regarding the proposal’s merits, compliance or not with the Policy, potential impacts on the neighborhood and what the GWNC can or should do. Recommendations were made and Ms. Fuller will get feedback from the Windsor Square Association, Windsor Square HPOZ Board, Larchmont Village Neighborhood Association and AT&T for the October 25th Land Use Committee Meeting. Mr. Kaliski recommended and Ms. Fuller agreed to refer this Item to the Windsor Square Association. It was agreed to **TABLE** this Item until then.

5. Old Business

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

Ms. Fuller reported that the applicant could not attend. She described the project; there's no change except that the applicant wants to open earlier than previously requested. "No live entertainment is being requested for the restaurant." Mr. Pickel reminded that the applicant agreed not to have any outside music.

MOTION (by Mr. Kaliski, seconded by Mr. Pickel): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the CUP application of Won Jo Kokerang Agurang Restaurant at 533 S. Western as proposed.

DISCUSSION: The restaurant would have a beer and wine Permit.

MOTION PASSED by a voice vote.

B. Conversion of apartments to board and care facility - 901 S. Wilton (Marco Rojas).

Ms. Fuller reported that the applicant did not respond to invitations.

C. Update on Eastern Presbyterian Church expansion plans - 4720 W. 6th St. (Kiyoshi Graves/King Woods).

Ms. Fuller reported that the applicant did not respond to invitations. Ms. Moser reported that the Church has asked the City for more time to revise its application.

6. Committee Member Comments and Reports

Ms. Fuller indicated that there were no comments or reports at this time.

7. Public Comments

There were no public comments at this time.

8. Announcements and Adjournment

Ms. Moser reported that there will be a proposed Sign Districts Ordinance Hearing in October, which creates a Koreatown sign district. There was discussion regarding whether the GWNC could or should comment on the proposed -district, since it has already voted to oppose the overall Ordinance. Ms. Moser will consult with Board Member Jane Usher of the City Attorney's Office. Ms. Fuller announced the next Land Use Committee Meeting here on Tuesday, October 25th at 6:30 p.m. On the horizon (possible future agenda items):

- Update on conversion of service station to 7-11 at Olympic/Wilton
- Update on cell phone poles at 1st/Wilton & 9th/Mansfield
- Nara Bank proposal for parking lot at 238 S. Manhattan Pl.

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

MOTION PASSED.

The Meeting was **ADJOURNED** at 8:35 p.m.

Respectfully submitted,
David Levin
Minutes Writer