



Greater Wilshire Neighborhood Council Land Use Committee
October 22, 2013
MINUTES

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, October 22, 2013, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:46 p.m.

2. Roll Call and Approval of the Minutes

Secretary Greg Wittmann called the roll. Eight of the 14 Committee Members were present at the beginning of the Meeting: Ann Eggleston, Karen Gilman, John Gresham, John Kaliski, Jeff McManus, Caroline Moser, Greg Wittmann and James Wolf. Bill Funderburk arrived later. Committee Members absent: Patricia Carroll, Mike Genewick, Dick Herman, Patty Lombard and Gerda McDonough. Also attending: 15 Stakeholders and guests. 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 the Committee could take such votes.

Ms. Eggleston requested that the following correction be made to the September 24, 2013 Land Use Committee Minutes: The sentence “*Ms. Eggleston indicated that communications to the owner by the Sycamore Square Association were not responded to, so the SSA does not have a position because they don’t have enough information*” (p. 2, first paragraph), should be changed to “*Ms. Eggleston indicated the Sycamore Square Neighborhood Association had not heard from the applicants, so the SSNA does not have a position because it does not have enough information.*”

MOTION (by Mr. Gresham, seconded by Ms. Eggleston): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its September 24, 2013 Meeting as corrected.

MOTION PASSED by a hand vote.

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

Mr. Wittmann distributed and reviewed the “10/22/13 September-October Early Planning Report Summaries for GWNC Area” of recent land use applications received by the City. There was review and discussion of various projects. Projects at 6919 Melrose, 3377 W. Olympic and 6217 Waring were flagged for further research.

4. New Business

a. CUP for drive-through Starbucks at 859 N. Highland/Gilmore Gas Station (Elizabeth Valerio)

Copies of a photos and schematic drawings packet were distributed. Architect Elizabeth Valerio presented, describing the project as being in the “very early schematics” stage; they want input. They “must maintain the structure . . . because it’s a historical monument” designated in 1993. She said “the building is falling apart” and has been empty for around 25 years; “it used to be a gas station.” They’ll start the CUP application process “within the next couple of months . . . for drive-through and extended hours of operation.” “There’ll be no interior seating”; there’ll be an “outdoor patio” of 500 square feet with an occupant load of “around twenty.” They have no intention to “add onto the building.” “Starbucks likes five a.m. to midnight.” “This is primarily a drive-through with walkup” that “enters and exits” on Willoughby. The exit may be recommended to be “right-turn only.” There’s a stoplight at Willoughby and Highland. A traffic study is now being done and “will be submitted to the DOT.” She indicated that the alley will probably be required by the City to be improved. They’re hoping to open in summer 2014. There was discussion of possible impacts and conditions of nearby stores and businesses.

Committee Member Bill Funderburk arrived at this time.

In response to questions, Ms. Valerio continued that “it’s way too small to serve alcohol” (Starbucks only requests allowing alcohol service at stores at least 2,000 square feet in size). Mr. Wittmann encouraged “attention to” landscaping. Mr. Wittmann and Mr. Wolf were concerned how pedestrians would safely access the walk-up window. Ms. Valerio will contact the Committee when she has more information and a Hearing date is assigned.

b. CUB application for beer/wine at 716 N. Highland (May Phutikanit)

Copies of the GWNC Liquor License Policy questionnaire and the CUB Application were distributed. Eddie Navarette of Trois Mec Restaurant, which is currently operating in the old Raffalo’s Pizza space, said they are seeking a CUB to allow sales of a full line of alcoholic beverages (but not dancing, live entertainment or happy hours) and to expand the enterprise into the adjacent space formerly occupied by Tasty Thai. The expansion would be “about 900 square feet” and would be between the dry cleaners and the end of the building . It would add 20 seats to the restaurant space, as well as a waiting area and kitchen expansion. He described the two owners’ extensive restaurant and culinary experience. The application requests a closing time of 2 a.m., but the last dinner will continue to be served at 10 p.m. They are also requesting an earlier opening time, so they can serve breakfast and lunch. The restaurant would have about six to eight staff “at any one time.” There would not be valet parking; 19 spaces are available that would be shared with other businesses (which tend to be open at different hours from the restaurant). They “anticipate” an “early January” Hearing date. There was discussion of parking concerns.

MOTION (by Mr. Kaliski, seconded by Ms. Eggleston): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the CUB application for a full line of alcohol beverages at 716 N. Highland.

MOTION PASSED by a hand vote with no objection.

c. **30-unit building at Wilshire/Crenshaw (Matt Dzurec)**

Mr. Wolf reported that the Park Mile Design Review Board is reviewing the project. It's on the southeast corner; a Metro construction staging area is on the southwest corner. The rear wall runs along an HPOZ and a National Register of Historic Places district. There was discussion of what the Committee can or should do and that the owner should meet with the Wilshire Park HPOZ.

d. **City Council options for digital signs**

Stakeholder Elizabeth Fuller and Mr. Kaliski summarized and reviewed the City-designated "three policy options." There was extensive discussion of the meaning of the three options and what the City intends or may do.

MOTION (by Mr. Kaliski, seconded by Mr. McManus): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support option #1, "A continuation of the current regulatory system, in which digital billboards are allowed only within Sign Districts."

MOTION PASSED unanimously by a hand vote.

5. **Old Business**

a. **Beer and wine CUB at 3Twenty Wine Lounge at 320 S. La Brea (William Bergstrom)**

Copies of the Application were distributed. Mr. Bergstrom asserted that the patio is within the property line. Owner Edgar Poureshagh described it as "a small plates restaurant that has wine tasting" and described awards they've received for their wine list. They want to modify their closing time to midnight from Sundays-Thursdays until 10 p.m. and Friday-Saturday until 11:00 p.m. The patio faces LaBrea. They have "two speakers on the patio" but no "amplified music." He believed that "about 75% of the people [living] behind us support us" and has received no complaints from neighbors. The application was filed; they expect a Hearing date to be assigned within "25 days."

MOTION (by Mr. Funderburk, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the beer and wine CUB application at 3Twenty Wine Lounge at 320 S. La Brea.

DISCUSSION: The owner agreed to contact the neighbors.

MOTION PASSED unanimously by a hand vote.

b. **Applications for repeal of building line and continued use of two adjacent lots as parking lots at Kangnam Restaurant – 4103 W. Olympic (Bill Robinson)**

Copies of the Certificate of Occupancy and other Conditional Use documents were distributed. Mr. Robinson reported that he has been communicating with Stakeholder Robbie O'Donnell and Mr. Wolf. He explained that the patio was built "between the building line and the property line" and they "will have to provide 12 additional parking spaces." The restaurant has been there since 1983, with the same owner since 1988; the patio has been there since 1993. They are "having discussions with the homeowners" and will contact City HPOZ representative Nora Dresser. He agreed to have the permit "apply only to Kangnam and the owner Mr. Lee only . . . and not repeal the building line." Ms.

O'Donnell reported that Kangnam has "been a good neighbor." She was concerned that if Mr. Lee's properties were sold together it would invite commercial "encroachment." Mr. Robinson said "what we're proposing is exactly stated in the Application . . . anytime there's a change of use the patio would revert back" to the pre-CUP condition so that the building line would be moved back and the patio would be illegal. Mr. Kaliski was concerned that an undesirable precedent would be set. Ms. O'Donnell was concerned that the Application "characterizes" the area as "commercial" while it "abuts R-1" and it cites an example one-half mile away that also has other differences.

c. Design revisions for small lot subdivision project at 816-828 N. June

Mr. Wittmann introduced Stakeholder Dorian Shapiro, who is "very interested in joining the Committee" and described Mr. Shapiro's construction finance and real estate background. (A motion for his approval will be agendized at our next meeting.) Mr. Shapiro introduced himself and reported that developers for this project have "scaled down their project."

6. Committee Member Comments and Reports

Ms. Gilman was concerned about graffiti at the 5112 Melrose construction site.

a. Transportation Committee

Mr. Wolf reported that Ms. McDonough was unable to attend and there was no report.

7. Public Comments

There were no public comments at this time.

8. Announcements and Adjournment

a. Reschedule November 25 and December 24 meetings to due to Thanksgiving and winter holidays.

The next Meeting will be Tuesday November 26th, then Tuesday December 17th, not the 24th.

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 853-859 S. Lucerne

Mr. Wolf **ADJOURNED** the Meeting without any objections at 9:25 p.m.

Respectfully submitted,
David Levin
Minutes Writer