



Greater Wilshire Neighborhood Council Land Use Committee

October 23, 2012

MINUTES

Approved by the Committee 11/27/12

**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 23, 2012, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Secretary Elizabeth Fuller called the meeting to order at 6:50 p.m.

**2. Roll Call and Approval of the Minutes**

Ms. Fuller called the roll. Committee Members in attendance at the roll call were: Patricia Carroll, Elizabeth Fuller, Mike Genewick, Karen Gilman, John Gresham, John Kaliski and Greg Wittman. Bill Funderburk arrived later. Committee Members absent: Dick Herman, Patty Lombard, Caroline Moser, Ben Rosenberg and James Wolf.

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.

The following corrections to the September 27, 2012 Land Use Committee Minutes were requested: Page two, Item #5: “Mr. Greshman” should read “Mr. Gresham.” Page four, Item #8: “election deadline” should read “Candidate filing deadline.”

**MOTION** (by Mr. Gresham, seconded by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its September 27, 2012 Meeting as corrected.

**MOTION PASSED** by a voice vote.

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

Ms. Fuller distributed and reviewed the latest “Early Planning Report Summaries for GWNC Area” and reviewed recent land use applications received by the City. She noted that all projects are HPOZ-related except an application to legalize a garage sound studio at 317 Van Ness. After discussion of the item, Ms. Fuller said she would invite the applicants to make a presentation at a future meeting.

*Committee Member Bill Funderburk arrived at this time.*

**4. Old Business**

A. Final discussion and vote on GWNC draft policy on liquor license applications. (Dick Herman)

Ms. Fuller distributed copies of a draft “(GWNC) Liquor License Policy” and described previous work. There was extensive discussion regarding possible revisions and uses of the Policy, including whether to request that Applicants bring their Application to the Committee and whether or how much the Policy duplicates the Application. Committee Members made a number of draft revision suggestions. It was agreed to ask the Subcommittee to remove items already on the Application. No vote was taken.

B. Update and possible Motion for recommendation on digital billboards.

Ms. Fuller explained the issue. It was suggested to invite City Councilmember Tom LaBonge to speak to the GWNC Board about this.

*[LF/JK/JG CLARIFY: the wording of this Motion needs to be confirmed. It was presented in two different basic versions and underwent several revisions at the Meeting Particularly, the phrase “Council File 12-1611, which recommends that” could have been meant as and should read “Council File 12-1611, to recommend that,” which changes the meaning of that phrase and sentence.]*

**MOTION** (by Mr. Kaliski, seconded by Mr. Gresham):

That the GWNC Board submit a Community Impact Statement opposing the City Council motion (outlined in CF 12-1611) that a new digital billboard policy be developed within 30 days for City Council consideration. Furthermore, we support the continued prohibition of digital billboards and request that any proposed changes to the existing City Sign Ordinance be given adequate time and opportunity for full community review and input.

**MOTION PASSED** by a voice vote.

C. Update and possible Motion for recommendation on medical marijuana dispensaries.

Ms. Fuller described the issue.

**MOTION** (by Mr. Gresham, seconded by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board write a letter to the U.S. Attorney’s Office thanking them for their efforts to investigate and close medical marijuana dispensaries in Los Angeles.

**DISCUSSION:** Mr. Gresham was concerned that the GWNC should not be communicating with the U.S. Attorney’s Office because it is out of the GWNC’s jurisdiction.

**MOTION FAILED** by a hand vote with two in favor; four opposed; one abstained.

D. Update on illegal hostel at 265 S. Gramercy. (Patti Carroll)

Ms. Carroll reported that two weeks ago, a neighbor saw continuous business use at 265 S. Gramercy and a related website is still advertising the “Hosanna House” hostel. Ms. Carroll relayed that City Council District Four Field Deputy Ben Seinfeld said a City Building Inspector said that a Notice to Comply was issued this month. Ms. Fuller said she will re-agendize this for the November 27<sup>th</sup> Committee Meeting for an update at that time.

E. Update on construction at 112 N. Gramercy. (Carroll)

Ms. Carroll updated that the owner is building a two-story approximately 5,000 square-foot home that is “out of proportion” with the rest of the neighborhood. She described inspection activity. There was discussion regarding possible Committee actions, but the general

consensus was that because official enforcement channels seem to be working at the moment, no action should be taken yet, and the item should be reviewed again next month

F. Update on possible code violations at 610 S. Van Ness. (Caroline Moser)

Mr. Genewick reported that the Windsor Square Homeowners Association is discussing this. Ms. Fuller said she will Agendize it for the November 27<sup>th</sup> Committee Meeting.

G. Update on appeals in 5112 Melrose case. (Karen Gilman)

Ms. Gilman described project revisions, including that the number of proposed units was reduced from 49 to forty-seven.

**5. New Business**

Information on tract map process. (John Kaliski)

Mr. Kaliski requested and it was agreed to Table this Item.

**6. Committee Member Comments and Reports**

A. Traffic and Transportation Committee.

Ms. Fuller said that there was no report.

B. Sale of Oasis Church property. (Fuller)

Ms. Fuller reported that the property at Wilshire and Mansfield was sold to an unknown developer for an unknown use. Mr. Kaliski suggested that the committee spend some time next month brainstorming some proactive, community-generated recommendations for the site. Ms. Fuller said she would agendize the discussion for the November 27<sup>th</sup> Committee Meeting.

C. Construction issues at 810-834 S. La Brea. (Fuller)

Ms. Fuller explained that recently a wall between commercial and residential properties was demolished; neighbors are extremely upset and their garages have been damaged and become targets for graffiti. It is unknown to them what may be constructed or whether any Permits were issued. Both LAPD and CD4 officials have been called in to work on the issue.

D. Construction of new OSH store at 4th & La Brea. (Fuller)

There was discussion regarding the former auto dealer property. Ms. Fuller noted that it may be a by-right project on property zoned for commercial use.

In addition, Ms. Fuller noted that an apartment complex is being built on Larchmont north of Melrose that will affect traffic (this is the former Camerford Lofts project). Ms. Gilman added that it is an approved mixed-use building with retail on the ground level and 85 units of housing.

**7. Public Comments**

There were no public comments at this time.

**8. Announcements and Adjournment**

Ms. Fuller encouraged voting in the October 28<sup>th</sup> GWNC Election and announced the next Committee Meeting: Tuesday, November 27, 6:30 p.m. On the horizon (possible future agenda items): Seating of new committee members; election of new Committee Officers (Chair and Secretary).

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

**MOTION PASSED** without any objections.

The Meeting was **ADJOURNED** at 8:58 p.m.

Respectfully submitted,

David Levin  
Minutes Writer