



Greater Wilshire Neighborhood Council Land Use Committee

October 25, 2011

MINUTES

Approved by the Committee, 11/22/11

**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, October 25, 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, John Gresham, Dick Herman, John Kaliski, Caroline Moser, Fred Pickel, and James Wolf. Mike Genewick and Karen Gilman arrived later. Committee Members absent: Patricia Carroll, Patty Lombard and Ben Rosenberg. Also attending: 22 Stakeholders and guests.

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.

**MOTION** (by Ms. Fuller, seconded by Mr. Pickel): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its September 27, 2011 Meeting as written.

**MOTION PASSED** without any objections.

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

Ms. Fuller distributed and reviewed the “10/25/11 September-October Early Planning Report Summaries for GWNC Area,” noting that most of the items were HPOZ-related.

**4. New Business**

**A. Paramount Pictures Plans (Andrea Ceragioli/Sharon Keyser)**

Ms. Keyser, Paramount’s Senior Vice President of Real Estate, Government and Community Relations, presented for Paramount, assisted by Ms. Ceragioli, Director of Community Relations, and Bob Hale of Rios Clemente Hale Studios. Copies of a “Notice of Preparation and Notice of Public Scoping Meeting” were distributed. Ms. Keyser displayed slides of current and envisioned structures. Paramount has 62 acres including the main property of 56 acres with six acres of smaller adjoining lots.

*[Committee Member Karen Gilman arrived at this time.]*

Ms. Keyser described property history and uses from the 1920s. Paramount has two architectural firms, including Levin & Associates Architects, and historic consultants working on the project. They want to 1) preserve the studio's legacy; 2) upgrade the production facilities; 3) look at the property cohesively; and 4) improve and green the studio, including to LEED standards. Landscaping would be added. Driveways on the property are cramped and 24-hour, seven-day-a-week facilities are needed for employees.

*[Committee Member Mike Genewick arrived at this time.]*

They “propose subterranean parking where there's surface parking today.” Paramount “will be working on the DEIR” then there will be public Hearings finishing with a City Council Motion. They will request a Paramount Pictures Specific Plan with approved entitlements as part of a 25-year plan. The project is expected to generate 7,300 construction jobs and \$1.1 billion in expenditures resulting in 12,000 new jobs, including nearby commercial, totaling \$3.1 billion in expenditures. Some new buildings will be three or four stories high; one with eight stories and one 15 stories will have setbacks. They currently have around 4,700 parking spaces and will add another 4,000 spaces. They have 1.8 million square feet today and are adding 1.4 million square feet. The building on the south side of Melrose will be a parking structure, with ground-floor retail (for Paramount employees only, not the general public. Other retail and service businesses will be included in the overall plan, but – again – all are for the use of studio personnel.

Mr. Kaliski noted that Paramount's plans would result in 3.5 cars parked per thousand square feet, which he called “high.” Mr. Wolf suggested that a way be developed for employees to cross the street from the parking structure to the campus without heavily impacting vehicular traffic. Ms. Gilman expressed concern regarding other traffic issues in the surrounding area that will need to be addressed. There was discussion regarding local vehicular and pedestrian traffic patterns. Mr. Kaliski and Mr. Wolf encouraged using the project to help develop retail opportunities for employees and passersby.

Ms. Keyser noted that almost all of the Paramount lot is zoned M-1 with a small amount zoned C-2. Mr. Kaliski encouraged attending public meetings, including the upcoming scoping meeting, to monitor Paramount's traffic management plan development.

B. Possible formation of either GWNC or LUC Traffic & Transportation or Bike Plan Issues Committee.

Options:

- Standing GWNC Traffic & Transportation committee (subject to Brown Act; stakeholder members OK)
- Ad hoc GWNC Bike Plan Issues (not subject to Brown Act; board member and alternates only)
- Standing LUC subcommittee on Traffic & Transportation (subject to Brown Act; stakeholder members OK)
- Ad hoc LUC subcommittee on Bike Plan issues (not subject to Brown Act; board members and alternates only)
- No committee; integrate traffic/transportation/Bike Plan issues into regular Land Use Committee meeting agendas
- Other?

Ms. Fuller explained that the GWNC Board asked the Committee to make a recommendation. She supported a standing Transportation Committee because transportation issues “are big and getting bigger.” Stakeholder Cindy Chvatal-Keane is “in favor of setting up a standing Transportation committee” combining members of a number of local groups already meeting. There was extensive discussion regarding whether and what kind of committee to have and what its function and format could be. Mr. Kaliski was concerned that having a separate Transportation Committee could result in recommendations that do not have a holistic approach that considers other community needs and challenges.

**MOTION** (by Mr. Kaliski, seconded by Mr. Pickel): The Greater Wilshire Neighborhood Council Land Use Committee recommends creating a separate, standing, Board-level Transportation Committee with an official liaison to the Board, not a subcommittee of the current standing Land Use Committee.

**MOTION PASSED** unanimously by a voice vote.

## **5. Old Business**

### **A. Citywide Sign Ordinance/Koreatown Sign District.**

A “Koreatown Sign District Boundaries” map and documents relating to the establishment of “a Supplemental Use District (SUD)” were distributed. Ms. Fuller described that the Ordinance “cuts through the southeast part of the GWNC area” up to Saint Andrews Place. Andrew Westall, Assistant Chief Deputy for L.A. City District 10 Councilman Herb Wesson (323-733-8233; Andrew.Westall@LACity.org), said that “the CSO is still under revisions” and that regarding the Koreatown Sign District “nothing has been done to this point.” He added that environmental and other issues are still to be discussed and mitigated, and the Sign District would allow more and bigger signs. Mr. Westall said that “it was never our intension to include residential properties.” Strong concern was expressed regarding why the proposed Sign District covers from Wilshire Blvd. all the way south to Olympic Blvd. and west to Saint Andrews Place, and what the Sign District would do. Mr. Pickel suggested moving the boundary line east to the west side of Western Ave. Ms. Moser and Mr. Kaliski encouraged not including residential corridors in the Ordinance. Mr. Kaliski suggested withdrawing the current Motion and introducing a new Motion that does not just grandfather in previously considered areas.

**MOTION** (by Ms. Gilman, seconded by Mr. Pickel): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board write a letter to City Council District 10 requesting the City to 1) establish the western boundary of the Koreatown Sign District as being the west side of Western Ave.; 2) only include commercial boulevards in the Sign District; 3) not include transitional streets such as 6<sup>th</sup> St. or 8<sup>th</sup> St. in the Sign District; and 4) introduce a new Motion to establish the Sign District.

**MOTION PASSED** by a voice vote.

### **B. Residential Planned Development (RPD) Districts Ordinance (John Kaliski).**

Mr. Kaliski presented regarding the Ordinance and distributed a “Residential Planned Developments: Yea and Nay” report he wrote. He explained reasons and implementation of modifications to the Ordinance, including an increasing number of proposed Specific

Plans and that better projects are possible through standardized zoning. Modifications would expand the Ordinance to residential developments in addition to commercial. He generally supports a PDO “but that it shouldn’t have built within it” capabilities to increase residential development density and was concerned that modifications may allow poor development to continue.

**MOTION** (by Mr. Kaliski, seconded by Mr. Pickel): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the passage of the Planned Development Ordinance as written and recommends that the ordinance be revised and redistributed for public input and comment to: 1) maintain existing underlying land use and density requirements; 2) require a more clearly defined menu of public benefits; and 3) exclude residential land uses less than R-4 from the Planned Development Ordinance to clearly prohibit commercial intrusion in these residential zones.

*[Committee Member Mike Genewick had to leave at this time.]*

**MOTION PASSED** by a voice vote; Ms. Gilman opposed.

C. Update on Eastern Presbyterian Church expansion plans - 4720 W. 6th St.  
Ms. Fuller announced that the Church “formally withdrew its application” but may re-apply.

**6. Committee Member Comments and Reports**

A. GWNC policy on liquor license applications (Herman/Carroll).

Mr. Herman reported that he, Patricia Carroll and Stakeholder Susan Roberts met and that an LAPD Vice Sergeant will speak at the November 22<sup>nd</sup> Committee Meeting.

**7. Public Comments**

There were no public comments at this time.

**8. Announcements and Adjournment**

Next meeting: Tuesday, November 22, 6:30 p.m.

On the horizon (possible future agenda items):

- Update on conversion of apartments to board and care facility - 901 S. Wilton
- Update on proposed AT&T Cell Site Modifications 137 N. Larchmont Blvd
- Update on conversion of service station to 7-11 at Olympic/Wilton
- Update on cell phone poles proposed for 1st/Wilton & 9th/Mansfield
- Nara Bank proposal for parking lot at 238 S. Manhattan Pl.

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

**MOTION PASSED** without any objections.

Mr. Wolf declared the Meeting **ADJOURNED** at 9:32 p.m.

Respectfully submitted,  
David Levin

Minutes Writer