



Greater Wilshire Neighborhood Council Land Use Committee
November 22, 2011
MINUTES
Approved by the Committee 1/24/12

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, November 22, 2011, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:42 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, Patty Lombard, Caroline Moser and James Wolf. Patricia Carroll, Mike Genewick, Karen Gilman and Fred Pickel arrived later. Committee Members absent: Ben Rosenberg. Also attending: five 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 Mr. Gresham, seconded by Ms. Lombard): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its October 25, 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).

Ms. Fuller distributed the “October-November Early Planning Report Summaries for GWNC Area” and she and Mr. Wolf noted that all the items appear to be in the HPOZ jurisdiction.

4. New Business

Proposed Ordinance for Farmers Markets in R Zones.

Ms. Fuller explained that the Ordinance is “to make it easier for new Farmers Markets to start” and summarized some Stakeholders’ objections.

[Committee Member Mike Genewick arrived at this time.]

Ms. Fuller said the City Council has yet to approve the Ordinance; the GWNC “could file a Community Impact Statement.” There was discussion regarding where a Farmers Market might be located.

[Committee Member Patti Carroll arrived at this time.]

Discussion continued regarding minimizing the Market's impact on nearby residents.

[Committee Member Fred Pickel arrived at this time.]

There was extensive discussion regarding possible logistics, food quality and variety, parking, transportation and other Farmers Market considerations.

[Committee Member Karen Gilman arrived at this time.]

Mr. Wolf was concerned with potential "unintended consequences," and how the City would regulate the Market and noted that if the Market is located in a residential zone it "would require a Conditional Use Permit" [CUP]. There was discussion regarding how many neighbors should be officially notified of a Farmers Market proposal and what to do if a Market locates on a residential property, and extensive discussion regarding how the Market may impact nearby residences.

MOTION (by Ms. Fuller, seconded by Mr. Pickel): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board write a letter to the City requesting revisions in the proposed Ordinance for Farmers Markets in Residential zones such that: 1) the 300-foot residential Notice radius be increased to 1,000 feet; 2) the 60% residents' approval minimum within the residential Notice radius be increased to 67% (2/3); and 3) public Hearings be required for all applicants wanting to locate a Farmers Market in a residential zone.

DISCUSSION: There was discussion regarding the merits of the Motion's recommendations.

MOTION PASSED by a voice vote; Mr. Gresham and Mr. Wolf opposed.

5. Old Business

Ms. Gilman inquired about the possible approval time for the Paramount Pictures EIR. Mr. Kaliski advised that a typical EIR completion time is nine to 18 months. Ms. Gilman wanted to ensure that neighbors get official Hearing Notices and have enough time to make public comments regarding the Paramount project. It was noted that Jonathan Brand, Deputy Chief of Land Use Planning for L.A. City Council District Four Councilman Tom LaBonge (213-485-3337; Jonathan.Brand@LACity.org), replaced Doug Mensman. Ms. Gilman would like Paramount project update information to be Agendized when it is available.

6. Committee Member Comments and Reports

A. GWNC policy on liquor license applications (Herman/Carroll/LAPD Sgt. Estevez). Sgt. Estevez, LAPD Vice Unit (213-473-0288; 35053@LAPD.LACity.org; http://www.lapdonline.org/wilshire_community_police_station), at the Wilshire Division since 2000, described his coverage area and observed that budget cuts to the City Building and Safety Dept. have thrown some of their work onto the Vice Unit. He will e-mail zoning issue information to a Committee contact person. Sgt. Estevez pointed out the need to be specific and factual regarding communications with Zoning Administrators. He said the LAPD does not usually oppose liquor license applications without a statistical reason

to do so (e.g. a noted increase in crime, drunk driving arrests in the area, etc.), and that the LAPD also doesn't consider the concentration of licenses in a given area to be a problem, unless many of the businesses have a record of problems. He offered to contact Olympic Division Senior Lead Officers to assist the GWNC, including regarding Western Ave. concerns. He explained that ABC liquor license violators usually pay fines because the cost is less than the penalty of a ten-day shutdown. Sgt. Estevez described administrative and law enforcement challenges and recommended that a liquor license application considerations policy include the following considerations: 1) the type of license being applied for 2) whether the license would be for a full line of alcoholic beverages or only beer and wine 3) whether the alcoholic beverage could only be ordered with food 4) would the license be consistent with the proposed operation 5) would the location of the business be in keeping with the surrounding area 6) the proposed hours of operation (it would be a concern if the business would not open until 12:00 p.m.; 7) the contingency plan if the CUP conditions do not work, since the CUP runs with the land 8) whether or not the next operator would be compelled to get a separate CUP

B. Traffic and Transportation Committee report (Pickel)

Mr. Pickel announced that the first Committee Meeting will be held Wednesday, November 30, 2011 at Bricks & Scones [403 N. Larchmont] at 7:00 or 7:30 p.m., the time to be determined.

7. Public Comments

There were no public comments at this time.

8. Announcements and Adjournment

Ms. Carroll announced that the Hollywood Master Chorale will perform at the Hollywoodland Realty office December 3rd at 5:00. Stakeholder Susan Roberts offered to help write the liquor license application considerations policy.

[Committee Member Fred Pickel had to leave at this time.]

Ms. Fuller relayed that Sgt. Estevez encouraged the Committee to contact the Vice Unit regarding liquor license applications. There was discussion regarding that CUPs may always "run with the land" and what can be done if conditions are not met. Ms. Lombard reported that the Larchmont Bungalow [107 N. Larchmont] issue is due to be heard by a judge in January; she will update as information is available.

Next meeting: Tuesday, January 24, 2012, 6:30 p.m. There will not be a Committee Meeting in December. 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 Ms. Fuller): to **ADJOURN** the Meeting.

MOTION PASSED with none opposed.

The Meeting was **ADJOURNED** at 8:26 p.m.

Respectfully submitted,
David Levin
Minutes Writer