



Greater Wilshire Neighborhood Council Land Use Committee  
November 27, 2012  
Approved by the Committee 01-22-13

**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 27, 2012, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 7:06 p.m.

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

Stakeholder and outgoing Secretary Elizabeth Fuller called the roll. Land Use Committee Members in attendance at the roll call were: Ann Eggleston, Bill Funderburk, Karen Gilman, John Kaliski, Gerda McDonough, Jeff McManus, Caroline Moser, Brianna Valdez, Greg Wittmann and James Wolf. Committee Members absent: Patricia Carroll, Mike Genewick, John Gresham, Dick Herman, Mitch Karp, Patty Lombard, Fred Mariscal and Daniel Whitley. Also attending: three Stakeholders and guests.

Ten of the 18 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 ten, so the Committee could take such votes.

**MOTION** (by Ms. Eggleston, seconded by Ms. Valdez): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its October 23, 2012 Meeting as written.

**MOTION PASSED** by a voice vote.

**3. Seating of New Committee Members and Officer Elections** (Chair and Secretary) [The first Item #3 on the Agenda.]

Ms. Fuller welcomed new Committee Members and explained procedures. She said the 18-Member Committee is “the largest it’s ever been” and requested nominations for Chair and Secretary.

Chair:

James Wolf nominated himself (Mr. Funderburk seconded). Mr. Wolf was **ELECTED** Chair by a unanimous hand vote.

Secretary:

Mr. Funderburk nominated Greg Wittmann, who accepted the nomination. Mr. Wittmann was **ELECTED** Secretary by a unanimous hand vote.

Ms. Fuller volunteered to assist the Secretary with the transition. Mr. Wolf thanked Ms. Fuller for her assistance and community work.

**3. Review of Recent Notifications for Possibility of Further Study/Action** (GWNC Mail and Early Notification Reports). [The second Item #3 on the Agenda.]

Ms. Fuller distributed the “11/27/12 October-November Early Planning Report Summaries for GWNC Area.” She and Mr. Wolf explained that the projects on the Report are from a larger report updated by the City every two weeks and that Ms. Gilman filters them for the Greater Wilshire area. Mr. Wolf further explained the Committee’s role regarding the Board, Stakeholders and Applicants. Ms. Fuller added that we do not need to review anything that will be reviewed by an HPOZ [Historic Preservation Overlay Zone] board. The 358 S. Mansfield Ave. project is not an HPOZ project; its details were discussed. Mr. Wolf and Ms. Fuller added that the Early Planning Report can be used to decide whether to invite Applicants to the Committee to provide more project information. Ms. Fuller will invite the 358 S. Mansfield Applicant to address the Committee.

**4. New Business**

**A. Application for extension of ABC permit hours to 2 a.m. for Jajungguh Café/Bicycle Club (4653 W. Beverly Blvd.).**

Ms. Fuller distributed copies of a letter and petition from nearby residents opposing the project. She described that the Bicycle Club had claimed to be “a family restaurant” but did not operate that way. The restaurant/club is currently closed, but the Applicant wants to extend the restaurant’s permitted operating hours from midnight to 2:00 a.m. This is not for a new Permit and there is no CUP [Conditional Use Permit] at this time; they do have a State ABC License. Mr. Wolf recommended and Ms. Fuller will invite the Applicant to address the Committee. Ms. Fuller clarified that this Application is for Jajungguh Café/Bicycle Club, which has nothing to do with the Gon Ji Am Restaurant next door [also at 4653 W. Beverly], which only is open until 10:00 p.m. and is represented by a different person (the GWNC supported a beer and wine permit for Gon Ji Am earlier this year).

**B. Brainstorming on ideas for Oasis Church site [at Wilshire and Mansfield].**

Ms. Fuller explained that the Church “sold the site to a developer . . . [there’s] no official word on who the developer is or what they might do with it.” She added that local preservation organizations don’t believe the Church is suitable for restoration. Mr. Wolf encouraged Committee Members to view the site and other local developments. Several Members recommended contacting the City Council District Four Office to advise that the Committee wants to be kept informed about the site disposition and use decisions. Ms. Fuller, and Masters in Planning students Jean Yang and Niall Huffman, noted the opportunity to use the site as a kind of “transition” area between lower- and higher-density areas adjacent to it. Mr. Wittmann described a good mixed-use development at 801 N. Fairfax north of Melrose, there since around 2008. There was extensive discussion about the role of and how the Committee can affect land use projects and interact with developers. It was explained that the Committee is not a DRB (Design Review Board) but can advise the City.

C. Information on tract map process (John Kaliski).

Mr. Kaliski requested and it was agreed to **TABLE** this until the next Meeting.

**5. Old Business**

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

Ms. Fuller distributed the latest GWNC draft policy on liquor license applications and explained for Mr. Herman that this draft is scaled-down, as per the Committee's discussion in October. There was discussion of a number of suggested revisions. Ms. Fuller agreed to bring a cleaned up copy, reflecting today's changes, to the January meeting for a final vote.

B. Update on and possible motion for recommendation on illegal hostel at 265 S. Gramercy. (Patti Carroll)

Ms. Fuller described for Ms. Carroll issues with the illegal hostel at that address, and reported that no new information has been received this month

C. Update on and possible motion for recommendation on construction at 112 N. Gramercy. (Carroll)

Ms. Fuller described for Ms. Carroll issues with the construction project at that address. There was no new information.

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

Ms. Moser reported that the site has a City record of "a number of violations" that are open or were closed. She is working to have the City take action.

**6. Committee Member Comments and Reports**

A. Traffic and Transportation Committee

Gerda McDonough said the next Meeting will be in February.

**7. Public Comments**

There were no public comments at this time.

**8. Announcements and Adjournment**

A. Next meeting: the usual fourth (not always last) Tuesday, January 22, 6:30 p.m. On the horizon (possible future agenda items): to be determined.

Mr. Wolf declared and the Committee agreed to **ADJOURN** the Meeting at 8:43 p.m.

Respectfully submitted,  
David Levin  
Minutes Writer