



Greater Wilshire Neighborhood Council Land Use Committee  
February 22, 2011  
Approved by the Committee, March 22, 2011

**1. Call to Order**

A duly noticed meeting of the Land Use Committee of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, February 22, 2011, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:50 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: Patricia Carroll, Cindy Chvatal, Karen Gilman, Elizabeth Fuller, John Kaliski, Caroline Moser, Fred Pickel and James Wolf. Mike Genewick and John Gresham arrived later.

Eight of the 14 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 eight, so the Committee could take such votes. No Committee seats were vacant. Also attending: eight Stakeholders and guests. Committee Members absent: Rudy Gintel, Dick Herman, Patty Lombard and Ben Rosenberg.

It was noted that “Wilshire Park Elementary School” should be changed to “Wilton Place Elementary School” in item #3 of page one of the January 25 minutes.

**MOTION** (by Ms. Carroll, seconded by Mr. Pickel): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its January 25, 2011 meeting, as corrected.

Committee Member John Gresham arrived at this time.

**MOTION PASSED** by a voice vote.

Mr. Kaliski would like and Ms. Fuller agreed to Agendize discussing the level of detail in the Minutes content. Mr. Kaliski was concerned that comments can be misinterpreted by readers. Ms. Fuller noted that “this kind of Minutes has saved us in . . . situations where Grievances were filed.”

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

Ms. Fuller distributed and reviewed the “02/22/11 January/February Early Planning Report Summaries for GWNC Area” and reviewed recent land use applications received by the City. There was discussion regarding the 345 S. Las Palmas Ave. property, which is in an HPOZ and has been ordered to restore its driveway to its original width after an unpermitted widening.

Committee Member Mike Genewick arrived at this time.

#### **4. New Business**

##### **A. Los Angeles Bicycle Plan (Jeff Jacobberger).**

Jeff Jacobberger, City Council District 10 Bicycle Plan Advisor and Chair of the Mid-City West Community Council, distributed a “2011 [L.A.] Bicycle Plan” slide presentation printout, gave a slide presentation and described the City’s Bicycle Plan implementation plan. Main bikeways in the GWNC area include 4<sup>th</sup> St. and La Brea Ave. The plan considers how vehicles and bikes can best share the road; few bike lanes are planned. Mr. Wolf expressed concern about “a number of challenges” regarding this. Committee Members voiced concerns and there was extensive discussion regarding traffic mitigation and safety measures, and the importance of public education and outreach.

##### **B. Los Angeles Tennis Club parking (John McCarthy).**

John McCarthy, Tennis Club Board Member, introduced himself and described how the Tennis Club recently converted one tennis court into an off-street parking and loading area. He said “the Club was built without any parking” and that it “operates under a 1937 Variance” that “pre-dates planning .” According to Mr. McCarthy, the Department of Building and Safety told the Club it could expand the loading and parking area without further variances...but that advice later turned out to be wrong. The Club is now trying to legalize the new parking area, which “seems to have full neighborhood support barring our most adjacent neighbor.” Mr. McCarthy said they’ve met with CD4, Building and Safety, the HPOZ and the neighbor who had objections. He also said most neighbors seem to be pleased with the off-site parking, which has made more on-street parking available. David Workman, the neighbor referred to by Mr. McCarthy, said he has been told that the old variance allows use of the tennis court area for loading, but not parking. He would like to see 1) the Club to get all necessary approvals; 2) the Club to perform all appropriate mitigation measures; and 3) a Public Hearing. Mr. McCarthy indicated the Club’s willingness to work with its neighbors.

##### **C. 901 S. Wilton conversion to board & care facility (Marco Rojas).**

Marco Rojas, of Wilton Haven Corp., introduced the project at 901 S. Wilton and at 3810 W. 9<sup>th</sup> St., which will be a board and care facility for mentally disabled residents. The facility would have 26 residences for 26 people with three staff at each building. They’ve applied for a combined total of six parking spaces; no residents are expected to have vehicles. Owner Maria Barrias explained that no on-site medical staff would be needed; “it’s just a boarding house . . . the lowest type of service.” She said there would be only one night staff person per building. Committee members advised the applicants to consult with the Wilshire Park Neighborhood Association and to return to this committee with more detailed plans, and feedback from the neighbors, before their public hearing date.

##### **D. Getty House wall & events (Suzanne Chase, et al).**

Long-time Windsor Square resident Suzanne Chase described problems and concerns with the property, which is the official residence of Los Angeles Mayor Antonio Villaraigosa and hosts frequent parties and events. Ms. Chase said she believes “they’re doing everything possible to make it a commercial building” in an R-1 zone. She also asked the GWNC to express opposition to the property’s application for a Variance to construct a six-

foot wall on the street side of the property. There was extensive discussion regarding the use of the facility. Committee Member Mike Genewick said representatives for the property have met with the Windsor Square Association, but not the Windsor Square HPOZ Board, or the Park Mile Design Review Board, which will also weigh in on the wall application.

Committee Member Ms. Chvatal had to leave around this time.

E. Boarding houses at 208 & 220 S. St. Andrews (Patti Carroll).

Ms. Carroll provided an update on these two properties, which neighbors suspect are being used illegally as boarding houses in an R-1 area. Ms. Carroll said the 220 owner recently “applied to enclose a porch area” for a laundry room. The 208 property received a “Notice to Comply” in December and since then was recently sold (after an oddly short listing period) for more than \$500,000. It remains a boarding house though the “owner said” he’ll stop that use. Building and Safety and CD4 are working on it.

F. Beer, wine & entertainment CUP at 3826 W. 6th St. (Patti Carroll).

Ms. Carroll expressed concern about a CUP application at “House,” a coffee house at 6<sup>th</sup> and Serrano. There was discussion about whether or not the GWNC should address this property, because it is located two blocks outside our boundaries, and the consensus was that we should not.

G. Modified Parking Districts proposal (Committee Member).

A “Notice of Public Hearing” regarding a “Modified Parking Requirement District” proposal was distributed. Mr. Wolf said the city wants to be able to “modify . . . parking requirements” and “it establishes a process for creating [parking] Districts.” Mr. Kaliski commented that “it needs to be applied to larger areas to have the effect that they want.”

**MOTION** (by Mr. Kaliski, seconded by Mr. Pickel): The Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board recommend that the Modified Parking Districts proposal Section 13.16c size and boundaries be modified to encourage Districts that are a minimum of 32 acres, but in no case shall any District be less than 16 acres, and further that any proposed District thoroughly consider impacts within 1,500 feet of any District boundary.

**DISCUSSION:** There was extensive discussion regarding parking philosophies and requirements.

**MOTION PASSED** by a voice vote.

**5. Old Business**

A. Eastern Presbyterian Church renovations - 4270 W. 6th St. (Kiyoshi Graves/King Woods).

Ms. Fuller said the applicant requested that this be moved to the March Meeting.

B. 4714 W. 8th St. application to legalize garage use as office (Jorge Baraka/William Christopher).

Ms. Fuller said the applicant requested that this be moved to the March Meeting.

C. Ogamdo Café CUP – 842 S. La Brea (King Woods).

Ms. Fuller reviewed the history of the restaurant’s application for a CUP that would allow sales of a full line of alcoholic beverages, legalize an unpermitted dining patio behind the restaurant and allow leased off-site parking in lieu of the required number of on-site parking spaces. Although the City’s case file on the application was scheduled to close today, Ms. Fuller read an e-mail from the applicant’s representative, saying he would not be able to make a presentation to this committee tonight because he has not received requested parking information from the applicant. Ann Eggleston, President, Sycamore Square Neighborhood Association, said the SSNA has also tried unsuccessfully to schedule a meeting with the representative, and still “unanimously supports the neighbors . . . in opposition to the CUP.” Ms. Fuller offered to contact the Zoning Administrator to verify the status of the case file.

D. AT&T fiber optic cabinets – information from City.

Ms. Fuller indicated that GWNC Outreach Committee member Yigal Arens has been helping us make contacts on this issue. He relayed questions about fiber optic cabinets to Jeff La Dou at the Bureau of Engineering, and Mr. La Dou’s responses have been combined into a handout, which Ms. Fuller distributed. A speaker from AT&T will probably be able to attend the March meeting of the Land Use Committee.

**6. Committee Member Comments & Reports**

A. Wireless Telecommunications Subcommittee – Presentation and vote on latest draft of proposed policy for GWNC (John Kaliski).

Mr. Kaliski distributed a “(GWNC) Interim Telecommunications Equipment Location Policy” and explained the five recommendations. There was extensive discussion regarding possible telecommunications company considerations and actions, and GWNC responses. Mr. Kaliski said he will incorporate the committee’s suggestions into a new draft of the policy statement, which can be presented at the GWNC’s March board meeting.

**MOTION** (by Ms. Fuller, seconded by Ms. Gilman): The Land Use Committee recommends that the GWNC Board accept the “(GWNC) Interim Telecommunications Equipment Location Policy” as revised.

**MOTION PASSED** by a voice vote.

B. Land Use pages for new website (Elizabeth Fuller).

Ms. Fuller distributed sample redesigned www.GWNC.org website pages specific to the Land Use Committee and asked committee members to review them and relay any comments and suggestions to her after the meeting.

C. Committee member Karen Gilman asked if the Committee would be willing to recommend that the GWNC board take a vote to support the new Community Care Facilities Ordinance, which the City Council will vote on March 10.

Because this item was not agendized for a vote at tonight’s meeting, Mr. Wolf recommended placing it on the agenda for a vote at the March 9 Board meeting.

**7. Public Comments**

There were no public comments at this time.

## **8. Announcements & Adjournment**

Ms. Fuller announced that she and Mr. Pickel were asked to be on the Metro Station Area Advisory Group for the planned Wilshire/La Brea subway station, and said they will provide updates on that project to this committee and the Board.

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

On the horizon (possible March agenda items):

- Cell phone poles at 1st/Wilton & 9th/Mansfield (Ryan Shields)
- 76 Station Conversion at Olympic/Wilton (Ken Ang)

Mr. Wolf declared and the Committee agreed to **ADJOURN** the Meeting at 9:54 p.m.

Respectfully submitted,  
David Levin  
Minutes Writer