



Greater Wilshire Neighborhood Council Land Use Committee
February 26, 2013
APPROVED BY THE COMMITTEE 03/26/13

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, February 26, 2013, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Secretary Greg Wittmann called the meeting to order at 6:53 p.m.

2. Roll Call and Approval of the Minutes

Secretary Greg Wittmann called the roll. Land Use Committee Members in attendance at the roll call were: Ann Eggleston, Bill Funderburk, Karen Gilman, Dick Herman, John Kaliski, Patty Lombard, Gerda McDonough, Caroline Moser and Greg Wittmann. Committee Members absent: Patricia Carroll, Mike Genewick, John Gresham, Mitchell Karp, Fred Mariscal, Jeff McManus, Brianna Valdez, Daniel Whitley and James Wolf. Also attending: 13 Stakeholders and guests.

Nine of the 18 Committee Members were present at the roll call, which is not a quorum. 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 at this time the Committee could only have discussions without making any Motions or taking any binding votes.

Ms. Moser noted that the January 22, 2013 Committee Minutes on page three, Item #5. c. should say that Ben Seinfeld is “investigating violations” instead of “getting a violations list.”

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

Mr. Wittmann distributed and reviewed the “022613 January-February Early Planning Report Summaries for GWNC Area” and reviewed recent land use applications received by the City. There was discussion that the 4401 Wilshire Blvd. project may be an “after the fact” Permit request. It was agreed to Agendize the 800 N. Sycamore project for the March 26th Committee Meeting. There was discussion that the page five 5201 W. Beverly alcohol CUB request; Ms. Gilman said they want to “serve tequila margaritas.” Stakeholder Liz Fuller restated the Committee policy on not reviewing standard CUB renewals unless there is a specific reason to do so. Ben Seinfeld, Field Deputy for L.A. City District Four Councilman Tom LaBonge (213-485-3337; cell 213-804-2388; Ben.Seinfeld@LACity.org), added that notices of all alcohol license renewal requests are given to CD4 and the LAPD Vice Squad.

4. New Business

a. CUB application at Tinga (142 S. La Brea)

Sherrie Olson, representative for Tinga Restaurant, said they are “requesting a beer and wine license.” There’s been a “restaurant since 1949 at that location “on LaBrea between First and Second.” “It’s about a 1,700 square-foot restaurant . . . [of] approximately . . . 48 seats.” Tinga has already been open for three years “without a parking issue.” The location had at least three other restaurants in the last 10 years. Jerry Baker, the Owner, said the closest business serving alcohol is Café Verona and that most other nearby restaurants are only open for breakfast and lunch. He said Tinga is “fun and family-oriented.” They are applying only for a beer and wine license and an extension of hours. He believed Tinga would be the only restaurant on that block open until midnight. There are “six spots behind” Tinga for parking and customers use other nearby parking. He has discussed with valet companies providing \$3 to \$4 valet parking.

Mr. Kaliski noted and Mr. Baker acknowledged that he is required to provide 17 parking spaces. Mr. Baker said that other tenants using the parking lot close at 6:00 p.m. and the landlord said they could use the lot. A grandfather clause means no “change of use” application is needed for Tinga. Ms. Olson indicated that all residents within 500 feet of the project were mailed notices and also received an ABC letter; no objections were received. Tinga “did not reach out to” HOAs, but did to other organizations. Ms. Fuller indicated that the GWNC Board can ask the City for a 30-day public comment period extension for the Board to vote on whether to support the application. Mr. Funderburk was concerned that his area has “huge concerns” about “densification,” and said he was also concerned that neighbors did not have enough notice to weigh in on the application before the upcoming hearing date

b. Southern California Gas Advanced Meter installation.

Daisy Christobal-Sanchez described the project which will be “reducing carbon emissions” and “removes 1,000 trucks off the road” each year. The meters will “turn on for a fraction of a second a day, less than two minutes per year.” “It’s a one-way communication” that will not track appliance use. Most meter-reading poles will be co-located with existing streetlight poles. Thirty-day installation notices will be sent. The Gas Company hopes to encourage conservation of natural gas through making more use information available. They displayed area pole maps; installation locations are based upon “topography and meter density.” Ms. Christobal-Sanchez provided photos of the three meter locations in the GWNC area and said these would be the only installations in the area.

c. Harold Henry Park Improvements.

CD 4 deputy Ben Seinfeld presented a proposal for improvements to Harold Henry Park – which have been developed in response to neighborhood requests - which would include new fencing around the play area, along with new concrete benches and solar trash compactors. Stakeholder Julie Grist of the Windsor Village Association Park Committee said neighbors do want to make improvements to the park, but are concerned that the CD4 proposal will over-improve the area and lead to over-use of the facilities, as well as make it more difficult for police to patrol as a result of decreased visibility. Ms. Grist distributed copies of a “Harold A Henry Park Improvement Proposal” developed by her neighborhood

group. She described the project and the residents' extensive use of the park. Mr. Kaliski reiterated the importance of having "an unobstructed view across the park." He said they would also like to upgrade the benches to reflect the "historic nature" of the area and described proposed features to better facilitate recreational use and interaction between users. Mr. Seinfeld indicated that it is not feasible to build a bathroom in the Park, though "a new drinking fountain and benches" can be installed, as well as "solar-powered trash compactors" and picnic tables. "A little more than \$50,000" in Quimby funds are available. Ms. Fuller pointed out that the Quimby funds are probably at least partly from the Wilshire-LaBrea development. Mr. Kaliski and Windsor Village Board Alternate Charles Dougherty indicated they're not encouraging barbeque and other active uses. Mr. Dougherty said "on the weekends it's teeming" with couples and parents with children; "it's a passive park." Mr. Wittmann observed that "there seems to be a consensus not to build a fence."

d. Flywheel Retail Store and Testing Room (147 N. Larchmont).

Mr. Wittmann reported that the GWNC received a Stakeholder letter about the project, questioning whether the business would be in compliance with current zoning for Larchmont Blvd., which prohibits fitness studios and gyms. ("Q" conditions would permit a store "but not a fitness center.") There was discussion that the "spinning classes" being held there could be unpermitted. A Grand Opening is scheduled for mid-March. Mr. Wittmann said a store representative offered to present to the Committee, but was not available to attend this meeting. Ms. Lombard presented Flywheel fliers being distributed in the Larchmont area, which indicated classes may be held there, although "the Permit says testing and retail bicycles" only. She urged individuals to contact City Council District Four to request enforcement of the "Q" conditions. She relayed that Renee Weitzer, Chief of Staff for Councilman LaBonge (213-477-2343;

Renee.Weitzer@LACity.org) told the Store that other uses "were prohibited

Also: Ms. Lombard reported that the Larchmont Bungalow [107 N. Larchmont] issue "may be resolved within 60-90 days."

5. Old Business

a. Master sign program at Wilshire-La Brea mixed-use development (5200 Wilshire).

Mr. Wittmann reported that the City Planning Dept. indicated that the applicant submitted revised plans, of which a copy was requested. The Committee will invite a project representative to present to the Committee.

Also: Ms. Moser suggested and the Committee agreed to recommend to the GWNC Board to write a letter to City Council District Four reminding them of the GWNC's interest in the ongoing case regarding the "apparently significant code violations" of City Building and Safety Dept. and also Planning Dept. Codes at 610 S. Van Ness so that CD4 would remind the City Attorney of the importance of the issue to the neighborhood as they proceed with the case and when the City Attorney has an April hearing with the property owners. Stakeholder Elizabeth Fuller pointed out that the Committee could simply send a letter to the City Attorney reiterating its previous position."

b. Update on and possible motion for recommendation on construction at 112 N. Gramercy.

Mr. Wittmann recommended and it was agreed to TABLE this Item.

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

Mr. Wittmann noted that no extension of hours will be approved by the ABC until such hours are approved through a CUB, and that he is not aware of any CUB application.

6. Committee Member Comments and Reports

- a. Traffic and Transportation Committee

Ms. McDonough reported that LADOT is proposing Citywide removal of speed bumps, humps and tables. They believe it will decrease emergency response times. Public comment has been extended to April 30th.

- b. Update on Peru Village application (Karen Gilman)

Ms. Fuller reported that a modified application has been submitted. Ms. Gilman read aloud comments she received from area community groups and business owners opposing the proposed application. Ms. Fuller added that Mr. Seinfeld wrote that “because [the project] does not have the support of the local community, CD4 will probably not support it.”

- c. Vote on updated Land Use Committee protocols

Mr. Wittmann recommended and it was agreed to TABLE this Item. Mr. Kaliski would like the Committee “to coordinate with the Park Mile Specific Plan Board.”

7. Public Comments

There were no public comments at this time.

8. Announcements and Adjournment

- a. Next meeting: Tuesday, March 26, 6:30 p.m.

- b. Possible future agenda items:

- CUB application at La Brea Bakery (468 S. La Brea)
- Parcel map to divide a lot into two lots at 800 N. Sycamore
- Adjustment ancillary to small lot subdivision at 800 N. Sycamore
- Discussion of California ABC enforcement and licensing
- Information on tract map process

Mr. Wittmann declared and the Committee agreed to **ADJOURN** the Meeting at 9:16 p.m.

Respectfully submitted,
David Levin
Minutes Writer