



Greater Wilshire Neighborhood Council Land Use Committee
February 28, 2012
MINUTES
Approved by the Committee 03/24/12

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, February 28, 2012, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:54 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, Karen Gilman, Dick Herman, John Kaliski and James Wolf. John Gresham arrived later. Committee Members absent: Patricia Carroll, Mike Genewick, Patty Lombard, Caroline Moser and Ben Rosenberg. Ms. Fuller announced that Committee Member Fred Pickel resigned. Also attending: ten Stakeholders and guests.

Five of the 10 Committee Members were present at the roll call, which was not a quorum. At this moment the GWNC Land Use Committee quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) was six due to the resignation of Mr. Pickel.

[Committee Member John Gresham arrived at this time, making a quorum of six Members. Now the Committee could take binding votes on Agendized Items.]

Committee Member Candidate Bill Funderburk, a GWNC stakeholder and resident of the La Brea-Hancock neighborhood, introduced himself.

MOTION (by Ms. Fuller, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee appoints Bill Funderburk as a Committee Member.

MOTION PASSED without any objections.

Ms. Fuller noted that the quorum was now and again seven Members [and the Committee has 11 Members]. Mr. Funderburk was seated as the seventh member present, maintaining the meeting’s quorum.

MOTION (by Mr. Gresham, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its January 24, 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).

Ms. Fuller distributed and reviewed the “2/23/12 January-February Early Planning Report Summaries for GWNC Area” and reviewed recent land use applications received by the City. She said “many neighbors are in support of” the 800 S. La Brea landmark application and she will Agendize it for the applicant to report at the March 27th Committee Meeting. There was discussion regarding whether the restaurant at 4653 Beverly Blvd. is allowing enough space (927 s.f.) for the 48 interior seats. The 314 and 627 S. Plymouth Blvd. projects are in the HPOZ, so will be dealt with by that board

4. New Business

A. Construction of 49 new SFRs at 5112 W. Melrose.

Representative Marco Annotti distributed diagrams regarding and described the approximately 78,000 square foot project at Gramercy and Melrose. He said the units “will effectively look like townhouses,” but there will be a small gap, hidden by a connecting panel, between the buildings. They have a similar project at Fountain and Wilcox. He added “it’s treated as a single-family lot . . . we’re probably about half the total allowable density on the property . . . 20-foot-wide houses, between 31-34 feet deep . . . 36 feet high . . . maximum height allowed is 45 feet . . . each unit will have a two-car garage (“about 20 feet deep”) . . . there are a couple of variances” they are requesting. One is “to allow construction before they have a tract map”; the other is to cross-circulate driveways. The units “usually [have] two bedrooms above the kitchen area”; some have three. Access will only be off Gramercy and none off Melrose. Currently a school, a house and two parking lots are nearby, it is across from an apartment building and the zoning is C2. There would be 2 ¼ parking spaces per unit, more than 100 spaces.

There was extensive discussion and concern regarding the setback and other features shown in the diagram which may not ultimately be part of the project, and regarding pedestrian access/egress and ways to improve the project. Part of the lot is zoned for twice as many lots as proposed. Concern was expressed as to whether the infrastructure can accommodate the increased density, especially the storm drain system. Mr. Annotti said they have met with the City Council Office and this is their first community group presentation. Their “Advisory Agency Hearing” date is 90-120 days from their February 15th Application date. There was discussion regarding Variance and development processes. Stakeholder Vincent Brando and his wife own a successful recording studio of 48,000 s.f. “along the sidewall of [the] project” and “share 300 feet of the side yard.” He believes that the property should be “used for entertainment business” as consistent with other nearby businesses. Mr. Annotti indicated that he would soon get a Demolition Permit to avoid problems with the empty home currently on the lot. Construction will be on-grade. He requested and it was agreed to re-Agendize this project for a vote at the March 27th Committee Meeting.

B. Legalization of two non-conforming units at 455 N. Wilton.

Owner Jeffrey Liyanto distributed a “Zone Variance Request for 455 N. Wilton Place” information handout and said he bought the 17-unit property, built in 1963, in 2005 as an “investment.” The previous owner had converted a one three-bedroom unit to one two-bedroom and one bachelor unit, and had plans to make a similar conversion on another two-story unit. He said “the previous owner started the process in . . . 2000.” Concern was

expressed as to whether there would be enough parking spaces (and whether additional parking has been added to the property illegally), the loss of the larger units (which are hard to come by in the rental market) and “existing substandard parking.” No Application has been submitted and there is as yet no Hearing date. Mr. Kaliski listed information and documents he would like the applicant to present to the Committee in a future visit. Concerns were also expressed regarding the legality of the security fence and the possibility of missing landscaping. Mr. Liyanto agreed to return next month with more information.

C. CUB Modification at Mozza to Go / 6610 W. Melrose.

Bruce Evans, Attorney and Drew Myers, Mozza to Go General Manager, presented. An “Attachment A . . . requested modifications” handout was distributed. Mr. Evans said there is a Conditional Use Permit Condition from 2010 that they cannot sell wine to go (a condition that was added at the request of neighbors). They do not and are not proposing to sell beer. “The cheapest bottle of wine they’d sell would be \$10” and “the cheapest bottle of wine they sell is \$13.” Staff would “retrieve wine from the back” where it is temperature-controlled. Mr. Gresham encouraged the applicant to talk with the neighbors; saying “parking is difficult” And neighbors have concerns about customers drinking in their cars. The applicants are reaching out to City Council Districts Four and Five and the LAPD. Committee Members noted that this project was discussed by the GWNC in 2009. Mr. Wolf relayed Hancock Park Homeowners Association correspondence that “the community feels” the “off-site parking situation hasn’t been addressed” and mitigations discussed in 2009 “haven’t been fulfilled . . . the to-go option was not by right.” Mr. Evans said the LAPD “had no objection.” Committee Members noted that there are seven off-site alcohol consumption businesses within 1,000 feet of Mozza to Go, and asked the applicants to research the number of area restaurants which are allowed alcohol sales for off-site consumption. The item will be re-agendized next month.

D. Demolitions and mansionization in Citrus Square.

Ms. Fuller indicated that the presenter had to leave and will e-mail information. There was discussion regarding the issue’s history. Many of the largest residences pre-date the city’s mansionization ordinance and were grandfathered. It was also noted that Citrus Square has neither an HPOZ nor an active neighborhood association, which makes protections against things like mansionization even more difficult.

5. Old Business

Mr. Wolf indicated there was no old business to address.

6. Committee Member Comments and Reports

A. GWNC policy on liquor license applications.

Mr. Herman will work on a draft of the policy for the March 27th Committee Meeting.

B. Traffic and Transportation Committee

A new liaison with the Board is needed due to Mr. Pickel’s resignation. There was no report at this time.

7. Public Comments

There were no public comments at this time.

8. Announcements and Adjournment

The next Committee Meeting will be here March 27th at 6:30 p.m.

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

MOTION PASSED without any objections.

The Meeting was **ADJOURNED** at 9:28 p.m.

Respectfully submitted,
David Levin
Minutes Writer