



Greater Wilshire Neighborhood Council Land Use Committee

March 25, 2014

MINUTES

Approved by the Committee 4/22/14

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, March 25, 2014, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:44 p.m.

2. Roll Call and Approval of the Minutes

Secretary Greg Wittmann called the roll. Ten of the 16 Committee Members were present at the beginning of the Meeting: Alan Bernstein, Mike Genewick, Karen Gilman, John Gresham, Dick Herman, Jeff McManus, Caroline Moser, Dorian Shapiro, Greg Wittmann and James Wolf. Patricia Carroll, Bill Funderburk, John Kaliski and Patty Lombard arrived later. Committee Members absent: Ann Eggleston and Gerda McDonough. Also attending: five Stakeholders and guests. 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.

The following correction to the February 25, 2014 Land Use Committee Minutes was requested: page three, Item #7: “Architect Mauricio” should read “Representative Mauricio.”

MOTION (by Mr. Herman, seconded by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its February 25, 2014 Meeting as corrected.

MOTION PASSED by a hand vote with no objection.

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

The “03/25/14 Early Planning Report Summaries for GWNC Area” of recent land use applications received by the City was distributed and reviewed. Mr. Wolf noted that 721 S. Western is “just outside our boundary.”

4. Old Business

a. Conversion of existing recreational space to second dwelling unit at 118 N. Gramercy Pl. (Christophe Sorenson)

Mr. Wolf requested and it was agreed to POSTPONE this Item.

5. New Business

- a. CUB for on-site sales of beer and wine at 6919 Melrose.

Chef Franco Domenici and representative Greg Martin described that “this is a chef proprietor/owner . . . from Master Chef at the Biltmore Hotel downtown . . . it’s very much a community-based restaurant . . . there’ve been no complaints . . . it’s Italian from Italy . . . a fine dining restaurant.” The restaurant (Franco on Melrose, a small restaurant two blocks east of La Brea between Orange and Sycamore) has “a covered terrace . . . it’s very cute and quaint” and many community groups have held events there. They have “full valet . . . cars never sit there . . . we’ve been there for almost two years.” Parking is in a lot “down the street,” not on the street, and “valet runs every day of the week.”

Committee Members Bill Funderburk and Patty Lombard arrived at this time

Chef Franco said the lot holds up to 50 cars. He and Mr. Martin agreed to file a covenant with the city, ensuring the parking arrangements.

Committee Member John Kaliski arrived at this time

The restaurant used to be Intermezzo.

MOTION (by Mr. Genewick, seconded by Mr. Shapiro): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the CUB application of Franco on Melrose at 6919 Melrose for on-site sales of beer and wine.

AMENDMENT to the MOTION (by Mr. Bernstein, seconded by Mr. Herman): to add the phrase “contingent upon Franco on Melrose filing a covenant to ensure use of the parking lot down the street.”

DISCUSSION: Mr. Martin indicated that there is no Hearing date yet.

AMENDMENT to the MOTION PASSED by a hand vote with no objection.

AMENDED MOTION PASSED by a hand vote with no objection.

6. Committee Member Comments and Reports

- a. Transportation Committee

Ms. McDonough was not present and there was no report.

Committee Member Patti Carroll arrived at this time

- b. Updates on items coming up at the City Council (or PLUM) and now open for comments (Wittmann)

- i. Penalty provisions of new Sign Ordinance

Stakeholder Elizabeth Fuller reported that the Ordinance is “open for public comment” and that the GWNC voted to support it, but did not comment on the specific penalty provisions now under review.

ii. Re:Code LA Draft and Report

Ms. Fuller reported that the Report is “open for public comment.”

iii. Condition Compliance Unit

Mr. Wittmann reported that the Unit is starting to “take over enforcement.”

Ms. Carroll (who arrived after Agenda item #4a) reported that, regarding the proposed conversion of an existing recreational space to a second dwelling unit at 118 N. Gramercy Pl., “the neighbors met last night . . . the owner is trying to work with the neighbors.” There was discussion of what the owner intends and what does and does not conform with the zoning.

Mr. Kaliski reported that developers of the current Farmers’ Insurance site are “shopping a luxury hotel concept” and that under the Park Mile Specific Plan “this type of use is not allowed there.” Mr. Kaliski indicated that a non-profit museum (which has been proposed for the old Masonic Temple on Wilshire) also is not in conformance with the Plan, which is “extremely restrictive toward any kind of commercial use.” He and Ms. Lombard requested and Mr. Wolf agreed to Agendize this for further discussion at a future meeting. There was extensive discussion of City planning and zoning practices. Mr. Wolf encouraged Committee Members to attend Park Mile Design Review Board Meetings. Ms. Fuller said she would forward Park Mile DRB agendas to the Committee members.

7. Public Comments

There were no public comments.

8. Announcements and Adjournment

a. Next meeting April 29

The next Committee Meeting will be April 22nd, not April 29th.

b. Possible future agenda items:

- Density Bonus at 807 N. Hudson: Mr. Wittmann is working on this.
- Condo development at 853-859 S. Lucerne
- Building line repeal at Kangnam Restaurant at 4103 Olympic
- Street/sidewalk adjustments at LC, 710 N. El Centro
- Expansion of restaurant space at former Girasole
- Application for CUB renewal and extended business hours at Jajungguh Café at 4653 W. Beverly
- Change of use to non-profit museum at former Masonic Temple building, 4357 W. Wilshire Blvd.
- Construction of 30-unit residential building at 4180 W. Wilshire
- Reduced side setbacks for addition at 200 S. Gramercy

MOTION (by Mr. Genewick, seconded by Mr. Funderburk): to **ADJOURN** the Meeting.

MOTION PASSED without any objection.

The Meeting was **ADJOURNED** at 7:55 p.m.

Respectfully submitted,
David Levin
Minutes Writer