



Greater Wilshire Neighborhood Council Land Use Committee
April 23, 2013
Approved by the Committee, 06/25/13

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, April 23, 2013, 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 Greg Wittmann called the roll. Land Use Committee Members in attendance at the roll call were: Bill Funderburk, Mike Genewick, Karen Gilman, Gerda McDonough, Caroline Moser, Greg Wittmann and James Wolf. Patricia Carroll, Patty Lombard and Jeff McManus arrived later. Committee Members absent: Ann Eggleston, John Gresham, Dick Herman, John Kaliski, Mitchell Karp and Fred Mariscal. Also attending: 15 Stakeholders and guests.

Seven of the 16 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.

[This Agenda Item was returned to after a quorum was established after Item #5. c.] The following correction to the March 26, 2013 Land Use Committee Minutes was requested: page four, Item #5. a.: “David, a representative” should read “David Selden, a representative.”

MOTION (by Ms. Gilman, seconded by Ms. McDonough): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its March 26, 2013 Meeting as corrected.

MOTION PASSED by a hand vote.

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

Mr. Wittmann distributed and reviewed the “04/23/13 March-April Early Planning Report Summaries for GWNC Area” and reviewed recent land use applications received by the City. Stakeholder Elizabeth Fuller noted that 107 N. Larchmont is the Larchmont Bungalow. Ms. Gilman noted that 147 N. Larchmont is the Flywheel spinning studio. Ms. Fuller noted that 5156 W. Melrose (between Wilton and Gramercy) is a beer and wine license application. Mr. Wittmann will Agendize that. *[This Agenda Item was returned to after Item #6.]* Ms. Fuller

noted that the 156 S. Las Palmas project (DIR-2012-32-COA-18) was appealed and is in the Hancock Park HPOZ. There will be a May 14th Hearing.

4. New Business

a. **Chipotle revised CUB application for beer and wine at 5201 Beverly Blvd.** (Valarie Sacks)

[*This Agenda Item was addressed after Item #2.*] Copies of the CUB application were distributed. Valarie Sacks, a Chipotle representative, was accompanied by Wendy Parker, Chipotle Area Manager, and Jeremy Osborne, Compliance Consultant. Ms. Sacks explained that “it became apparent” that the community was very concerned about a full-line liquor license; therefore, they are only applying for a beer and wine license. Operating hours would be 11:00 a.m. – 10:00 p.m. They are “all corporate-owned stores.” She described Chipotle’s “upscale” design, approach and representation. They’re applying for the CUB as another way to separate themselves from fast-food restaurants. They will not serve any wine; only beer. Mr. Osborne said the closest neighbors and others within 500 feet should have received notice of the project; there’s been no response so far. Mr. Wolf noted that the Application says “full line” and suggested that the Variance “only apply to Chipotle” because “we don’t know what the intentions of future operators would be.” Ms. Sacks agreed to provide a letter indicating that the Application was amended to only beer and wine.

MOTION (by Mr. Genewick, seconded by Mr. McManus): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the CUB application of Chipotle Restaurant for a beer and wine service license with a letter noting that the Applicant will modify their formal Application from “full line” to “beer and wine only” and with the condition that the Application is only for Chipotle Restaurant at the 5201 Beverly Blvd. Address, and would not apply to future tenants

MOTION PASSED unanimously by a hand vote; Ms. McDonough opposed.

b. **320 Wine Bar CUB renewal at 320 S. La Brea.** (Edgar Pouresaugh)

Mr. Pouresaugh said the GWNC supported his CUB Application 2 ½ years ago. The renewal is due by the year end. They are requesting to extend their operating hours on Fridays, Saturdays and Sundays by opening at 5:00 p.m.; no other changes are requested. They haven’t yet filed for the renewal, so no Hearing date is scheduled.

c. **Rascal full-line liquor CUB application at 801 S. La Brea.** (Nathan Freeman)

Mr. Freeman of FMG, a consultant, noted that the “really quaint” Rascal restaurant (323.933.3229; www.RascalLA.com) abuts the GWNC area. Soon they’ll present to the Mid City West Community Council and the Miracle Mile Residents’ Association. Since 2011 they’ve been at 8th and La Brea across from Firestone. The owners are a married couple with extensive restaurant ownership experience. He described the owners’ community involvement and that police officers dine there. The restaurant has 48 seats; they want to add seven to eight seats along La Brea. Ms. Fuller said the Sycamore Square HOA “has a very good relationship with them.” Their Hearing is May 21st.

d. **Mural Ordinance.**

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

e. Resolution on AB 162 regarding modifications of cell phone towers co-located on telephone poles.

MOTION (by Ms. Lombard, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Resolution of L.A. City District Five Councilman Paul Koretz to oppose State Assembly Bill 162 and recommends that the GWNC Board send a letter to the L.A. City Council stating the same.

DISCUSSION: Ms. Gilman, Ms. Fuller and Mr. Wolf explained that much of the opposition is because of the time-limiting 45-day response deadline for AB162.

MOTION PASSED by a hand vote.

f. Hollywood Millenium Project. (Erik Sanjurjo)

Terri Gerger, Past President of the around 1,100-home Hollywood Dell HOA in the Hollywood United Neighborhood Council area, distributed copies of an “Opposition to the Hollywood Millenium Project” handout. She reported that three of four Hollywood-area Neighborhood Councils have voted to oppose the project and a federation of community groups has opposed it. She described the 492-housing unit project with extensive commercial space requiring eight Variances. Se said that for 22 years the developers (Millman) could reconfigure the project as they wish. The L.A. City Planning Commission approved it. Ms. Gerger claimed that “the traffic study was deficient.” Capitol Records leases the property. Stakeholder George Abrahams and GWNC Board Member Jack Humphreville indicated that Millman wants to significantly increase the Floor Area Ratio to 6:1. There would be two towers “that would dwarf what’s already there and the look and feel of Hollywood.” Mr. Wolf explained that windows could be electronically designed to show huge ads that may not be considered billboards subject to regulation.

MOTION (by Ms. Lombard, seconded by Ms. Carroll): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the Hollywood Millenium Project as currently proposed and approved by the L.A. City Planning Commission; support the critical points outlined by the opposing Hillside Federation and the 13 Neighborhood Councils; and notify Stakeholders of this position and of project information resources.

DISCUSSION: Mr. Wittmann expressed support for the project and the need to consider the changing nature of Hollywood. He believed the project would help preserve the Capitol Records building and that it’s better to give people more transportation alternatives than to only provide more parking. Mr. Genewick and Ms. Moser expressed concerns about the project.

MOTION PASSED by a hand vote; Mr. Wittmann opposed.

g. **“Big Belly” Recycling and Trash Compactors on Larchmont Blvd.** (Lombard)
Ms. Lombard reported that the Larchmont BID (Business Improvement District) met; they were offered 13 “smart trash cans” that’re solar-powered and self-compact trash. They would “save \$25,000 in fees the BID spends picking up trash . . . There will be no advertising . . . It’s completely sealed.” The compactors give a signal indicating the amount they’re full. They are 50.4” high, 26.5” wide and 26” deep. The BID and the Larchmont Village Association would designate the compactor locations. There was discussion that currently-installed trash cans are overflowing and whether the compactors would block views of stores.

h. **Consolidation of Planning Department with Department of Building and Safety.**

(Wolf)

[This Agenda Item was addressed after Item #3.] Copies of a “Realignment of City Departments” handout were distributed. Mr. Wolf explained that the City is “trying to make it more user-friendly” to start land use projects.

5. **Old Business**

a. **CUB application for full liquor permit for new restaurant at 706 N. Citrus.** (Nikola Hlady)

[This Agenda Item was addressed after Item #4. g.] Copies of the CUB application were distributed. Mr. Hlady of the Nichols Pearson Group presented. He reviewed from the last Meeting’s discussion that they’re requesting a full-line liquor permit. Hours would be Mondays-Thursdays 10:00 a.m. – 1:00 a.m., Fridays 10:00 a.m. - 2:00 a.m., Saturdays 9:00 a.m. – 2:00 a.m. and Sundays from 9:00 a.m. – 1:00 a.m. He met April 11th with Committee Members and neighborhood representatives Jeff McManus and Mitchell Karp. “The Applicant is open to reducing the hours.” Four parking spaces are required; they signed a lease for four additional spaces across the street. Mr. Wolf noted that that is shared parking with Mozza Restaurant and that neighbors had to pay for a permit to park in their own residential area because of customers and staff parking there. Mr. Hlady said the owner is willing to only serve alcohol with food. Ms. Fuller relayed that Mr. Karp was concerned that 1) there may be too much noise; 2) neighbors don’t want to see a bar conversion; and 3) the permit should be non-transferable to another owner or developer without a full review process. Mr. Hlady replied that “we’re not requesting any sort of live music . . . it won’t become a bar.”

MOTION (by Mr. McManus, seconded by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the CUP application for a full liquor permit for a new restaurant at 706 N. Citrus with the added conditions of the owner ensuring that 1) there will not be too much noise; 2) the restaurant will not be converted to a bar; and 3) the permit will be non-transferable to another owner or developer without a full review process.

MOTION PASSED without any objections.

b. **Information on Certificate of Compatibility at 603 N. Las Palmas Ave.** (Wittmann)

[This Agenda Item was addressed after Item #5. b.] Mr. Wittmann relayed that the HPOZ “said it’s a non-issue.”

c. **Update on Flywheel.** (Wittmann)

Mr. Wittmann reported that the Applicant “filed for a Zone Variance.” Mr. Wolf explained that the Committee had encouraged the Applicant to apply for a Variance. Company representatives will be invited to a future meeting to present their application.

Committee Members Patti Carroll and Patty Lombard arrived at this time, making a quorum of nine Members. Now the Committee could take binding votes on Agendized Items.

6. Committee Member Comments and Reports

a. Transportation Committee

[This Agenda Item was addressed after Item #3.] Ms. McDonough reported that the last scoping meeting was held for the City’s General Plan Transportation Mobility Element; the City “plans to comply with the Complete Streets Act” by better-networking vehicle, pedestrian, bicycle and mass transit. Comments are due by May 6th.

Committee Member Jeff McManus arrived at this time, making eight Members present, one short of a quorum.

7. Public Comments

Ms. Fuller reported that the Larchmont Bungalow filed for a Variance.

8. Announcements and Adjournment

a. Next meeting: Tuesday, May 28, 6:30 p.m.

b. Possible future agenda items:

- CUB application for La Brea Bakery (460 S. La Brea). Copies of the CUB application were distributed.
- Update on BRE (Wilshire-La Brea) sign program application
- Discussion of California ABC enforcement and licensing procedures
- Information on Tract Map process
- Application for parcel map to divide a lot into two lots at 800 N. Sycamore

MOTION (by Mr. Genewick, Ms. Lombard): to **ADJOURN** the Meeting.

MOTION PASSED without any objections.

The Meeting was **ADJOURNED** at 9:21 p.m.

Respectfully submitted,
David Levin
Minutes Writer