



Greater Wilshire Neighborhood Council Land Use Committee
September 27, 2012
Approved by the Committee, 10/23/12

1. Call to Order

A duly noticed meeting of the Land Use Committee ("LUC") of the Greater Wilshire Neighborhood Council ("GWNC") was held on Thursday, September 27, 2012 at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. James Wolf called the meeting to order at 6:45 p.m.

2. Roll Call and Approval of the Minutes

James Wolf called the roll. Land Use Committee Members in attendance at the roll call were: John Gresham, Karen Gilman, Mike Genewick, Jim Wolf, Caroline Moser, Dick Herman, and Greg Wittmann.

Ms. Gilman corrected 6(C) of the draft minutes to clarify that the developer informally discussed matters with neighbors, rather than formally "meeting" them. Ms. Gilman suggested the minutes be amended to read: "Neighbors discussed Conditions and Appeals were filed."

Mr. Herman moved to accept the modified minutes, and Mr. Genewick seconded. Minutes approved unanimously.

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

No comments were made on Early Planning Report.

4. Old Business

A. Conversion of a service station to a 7-Eleven at 3481 W. Olympic Blvd.

Applicants' representative Ken Kang distributed illustrations and floor plans for the proposed 7-Eleven and small office at 3481 W. Olympic Blvd. Mr. Kang described improvements such as increased landscaping near entrances, limiting the time from 5 a.m. to 1 a.m., prominently displaying fresh fruit and healthy foods, having no advertisements on storefront windows, improved lighting and contributing to the maintenance of a small park across the street. The park maintenance would involve annual payments to the association responsible for maintenance. However, no security guard would be provided. Instead, 24-hour surveillance would be provided and data would be retained for no less than 3 months.

Bill Funderburk arrived at 6:55.

Mr. Kaliski arrived at 7:00.

Mr. Kaliski and Mr. Funderburk expressed concern that the material on the front exterior of the building would be difficult to remove graffiti from because it is an uneven surface. Mr. Wolf suggested a covenant recorded with the County to ensure the 7-Eleven would contribute to park maintenance. He expressed concern that certain conditions would not be adhered to, or that the conditions would not materialize on the variance application.

Council comments concluded.

Lorna Hennington, president of the Wilshire Park Neighborhood Association, said the project was much improved, but expressed concern about a possible future CUB for liquor sales. Stakeholder John McCarthy also said the project was improved and most neighbors are very happy with it. Mr. McCarthy said no covenant was necessary to ensure the developer would contribute to park maintenance. Tom Smith, president of Country Club Park Neighborhood Association, also stated he was happy with the project and the developer's contributions to the park.

Mr. Genewick **moved to approve** the project as presented in the distributed package. Mr. Kaliski **amended** Mr. Genewick's motion to support the project with a condition that the signage on the pole sign not be increased. He noted that pole signs are generally not permitted, so expanding signage area is inappropriate.

Mr. Kaliski's amendment to Mr. Genewick's motion was supported by John Gresham, Patty Carroll, Karen Gilman, and John Kaliski. The amended motion was **approved unanimously**.

David Ruiz, a relative of the franchisee, solicited suggestions from the Council on addressing the signage issue. Mr. Ruiz noted state law and a contract with 76 restricted flexibility. Mr. Wolf concluded discussion by noting the difference between approving a project as presented and approving limited requests for relief from the zoning code. Mr. Wolf noted the council approved the project as presented, which does not include monument signs, even though monument signs are allowed by-right.

5. New Business

Mr. Gresham noted a commercial business (Wedding Time) is operating at 658 South Bronson, in a historic home. The home is in the Park Mile Specific Plan and is zoned commercial.

Wilshire Park resident Roberta O'Donnell spoke about the business. Ms. O'Donnell said the building had been empty for a very long time, and the business is a good neighbor. Ms. O'Donnell explained the property violated the Park Mile Specific Plan because it was retail, as opposed to limited office uses, and had been issued orders to comply. Mr. Wolf and Mr. Gresham suggested letting the enforcement process run its course before the council take action.

Ms. Gilman and Mr. Kaliski described a property with possible improper grading. Though the property had issued a standard notice of excavation and pulled a grading permit, the grading appeared to exceed the permitted five feet of excavation. There was also a boundary dispute with an elderly neighbor. Mr. Kaliski gave the neighbor the name of the inspector assigned to the project.

6. Committee Member Comments and Reports

A. Revisions to GWNC draft policy on liquor license applications (Herman/Carroll/Roberts).

Mr. Herman said the draft policy was distributed and was awaiting comments.

B. Illegal hostel at 265 S. Gramercy (Carroll).

Ms. Carroll was not present to discuss the matter.

C. Update on local cell tower ordinance, CF 09-2645 (Gilman).

Ms. Gilman stated the City Council had recently taken action changing the permit requirements. No date was set for future hearings before Council.

D. Update on 5112 Melrose appeal process (Moser).

David Bell, President of East Hollywood Neighborhood Council, spoke about the small-lot subdivision approval at 5112 W. Melrose, which was appealed because no Zoning Administrator was present at the hearing. However, a tract map was subsequently approved, mooting the Zoning Administrator issue. Ms. Gilman expressed concern about zero setbacks and the lack of open space. In response to neighborhood concerns, the developer agreed to provide some open space, but part it would be dedicated to parking.

Mr. Kaliski offered to prepare a description of the tract map process for the next meeting. Mr. Wolf discussed the lack of City aesthetic and architectural standards for Neighborhood Councils to use.

E. 610 S. Van Ness possible code violations (Caroline Moser).

Ms. Moser described the building at this address, which appears to have multiple possible code violations. She said the inspector promised to respond to her within 20 days. Ms. Moser will keep in contact with the inspector and report back to the council. Mr. Wolf noted the building may also violate the Park Mile Specific Plan. The Housing Authority would not inspect the property because it is zoned for single-family, even if it is operated as a multi-family building.

Ms. Carroll made a **motion** demanding the Council office investigate neighborhood concerns and report back the findings of decade-long violation of zoning and building code at 604,

606, 610, 614, 616 and 620 South Van Ness, particularly since there are hazardous conditions threatening public health, safety and welfare.

The motion was **approved** unanimously.

F. Traffic and Transportation Committee.

There was no report.

7. Public Comments

There were no public comments.

8. Announcements and Adjournment

Mr. Gresham noted the GWNC candidate filing deadline is 9-28-2012 at midnight.

Next meeting is Tuesday, October 23, 2012.

The meeting was adjourned at 8:51 p.m.

Respectfully submitted,
Greg Wittmann
Committee Member