



Greater Wilshire Neighborhood Council Land Use Committee  
October 26, 2010  
MINUTES  
(Approved by the Committee 11/23/10)

**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, October 26, 2010, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:49 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: Patricia Carroll, Mike Genewick, Karen Gilman, Elizabeth Fuller, Dick Herman, John Kaliski, Fred Pickel and James Wolf.

Eight of the 14 Committee Members were present at the beginning of the Meeting. A quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) is eight, so the Board could take such votes. Also attending: four Stakeholders and guests, including Board Member Mary Rajswing. Committee Members absent: Cindy Chvatal, Rudy Gintel, John Gresham, Patty Lombard, Caroline Moser and Ben Rosenberg.

**MOTION** (by Mr. Genewick, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its September 28, 2010 Meeting as written.

**MOTION PASSED** without any objections.

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

Ms. Fuller presented the Early Planning Summary prepared by Ms. Gilman. Mr. Kaliski asked for more information about the project at 84 S. Fremont Pl. Committee members agreed to ask Ms. Lombard (the Fremont Place representative) about it. No other items were flagged for review. When it was learned Mr. Kaliski does not receive the full reports directly, Ms. Fuller said she would make sure DONE adds him to the mailing list.

**4. Old Business**

A. Eastern Presbyterian Church Renovations - 4270 W. 6th St. (Kiyoshi Graves).

Mr. Graves said that the architect is “still working on” plans. There will be a November 4<sup>th</sup> group consultation meeting with the HPOZ board and the Park Mile Specific Plan

Design Review Board; he'll return with more information. The application was updated regarding a height variance request. He met with the City Environmental Division and will resubmit that part of the application. Mr. Graves will show "as many samples as possible" when they're available and is willing to meet with whomever the LUC requests. Stakeholder John Welborne, Vice President of Planning & Land Use, Windsor Square Association, requested and received information from and would like to meet with Mr. Graves. Mr. Welborne is concerned that "you can't have a Church in an RA Zone" and that other aspects of the proposed project make it simply "illegal." Mr. Wolf clarified and Ms. Gilman confirmed that the project is still in the preliminary stage.

- B. Bricks & Scones Beer & Wine CUP – 403 N. Larchmont – Status report (Liz Fuller).  
Ms. Fuller reported that there will not be a November 2<sup>nd</sup> Hearing because "the application is being withdrawn." Mr. Welborne was concerned "there's never been a cabaret or liquor license anywhere on Larchmont." Ms. Fuller noted that the applicant was encouraged to put the operating hours and other voluntary conditions previously agreed to in writing.
- C. Yeshivath Torath Emeth Academy – 7002 W. Clinton – Status report (Lloyd Solly).  
Ms. Fuller reported that the applicant did not respond.
- D. City Ordinance Regarding Community Care Facilities – Appoint review Subcommittee.  
This Item was combined with below Item #4. E. Ms. Fuller reported that a letter was sent to the City stating that the Ordinance timeline "seemed to be rushed." Action on the Community Care Facility ordinance was delayed by the City until a November 4 hearing, and action on the Code Simplification Core Findings was delayed further. Mr. Kaliski said our goal on these (as well as the pending Citywide Design Review Guidelines), should be to work toward general statements of support or opposition, with a few "constructive" suggestions for improvements (as opposed to picking apart the ordinances point by point). He and Mr. Wolf volunteered to review the proposed documents. Ms. Gilman said the key issue for Care Facilities appears to be that no CUP will be required for facilities with fewer than six beds, including sober living homes. There was further discussion regarding City Planning Department community outreach, how to efficiently consider their large reports and how Neighborhood Councils could be involved in working together to improve the Guidelines revision process.

**MOTION** (by Ms. Gilman, seconded by Mr. Genewick): The Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board send a letter to the City Planning Commission requesting that the Commission create a series of additional workshops for all Neighborhood Councils to provide input regarding the Code Simplification Ordinance, the Community Care Facilities ordinance and the Citywide Design Review Guidelines.

**MOTION PASSED** by a voice vote.

- E. Code Simplification Core Findings Ordinance – Appoint review Subcommittee.  
See above Item #4. D.

## 5. New Business

### A. Piper's Restaurant beer & wine CUP – 222 N. Western (Alex Woo).

Ms. Fuller reported that the applicant did not respond. Ms. Carroll reported that Stakeholders met with a Police Vice Squad Officer who said that the Police are not recommending ABC Licenses in Koreatown because of the area's density of alcohol-serving businesses. Mr. Welborne reported that the City is now requiring all CUP applicants to renew their applications every five years and that most of these renewals are routine and will not need the GWNC's attention. Ms. Fuller added that Patty Lombard is helping to pre-interview applicants to determine whether the LUC would be interested in hearing from them.

### B. 100 N. Sycamore Ave., 12-unit condominium conversion – (Kamran Kazemi).

Ms. Fuller reported that the applicant did not respond.

### C. Hancock Park HPOZ Board nomination: Sandra Kohn?

Mr. Wolf explained the importance of this and that the HPHPOZ meets twice per month and always has projects to consider.

**MOTION** (by Mr. Kaliski, seconded by Ms. Fuller): The Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board nominate Sandra Kohn for the Hancock Park HPOZ Board.

**DISCUSSION:** Ms. Fuller explained that GWNC Vice-President Kiki Gindler requested that this be Agendized for this Meeting and that Ms. Kohn be proposed as a candidate.

**MOTION PASSED** by a voice vote.

### D. Policy statement on GWNC involvement in issues also being covered by HPOZ and/or Park Mile Specific Plan Design Review Board [DRB].

Mr. Wolf explained this. There was extensive discussion regarding the LUC, the HPOZ and Park Mile DRB jurisdictions, and the LUC's role in land use projects, reviews and recommendations. Mr. Welborne believed that "there's a real dilemma" for project proponents because, while Neighborhood Council Board Members are elected and have an advisory role, Design Review Board Members are specifically appointed to review projects. Mr. Wolf indicated that the LUC wants to provide recommendations without being wrongly used by applicants. There was extensive discussion regarding the best LUC action plan. Mr. Welborne volunteered to forward possible policy language for LUC review. Mr. Genewick believed that "it's not fair to anybody" for the GWNC to make recommendations without having more HPOZ and DRB information.

## 6. Committee Member Comments & Reports

### A. Wireless Telecommunications Subcommittee – Approval of Board policy (Carroll, Gilman, Lombard, Kaliski, Genser, Fridman).

Ms. Gilman distributed drafts of a "[GWNC] Interim Cell Phone Tower Location Policy." She said stakeholder Stan Genser is reviewing the new Glendale ordinance for further information and possible information for our policy. There was extensive discussion

regarding what the scope and content of the policy should be, and how we can know the phone companies are providing valid data about coverage in our area. Mr. Kaliski noted that the intention of the policy is that cell towers “shall not be visible . . . from a public right-of-way,” though Mr. Genewick said more specific definitions of “visible” should be provided. Mr. Wolf encouraged sharing and discussing the draft policy with other GWNC Board Members for further input. The Subcommittee will report again at the next LUC Meeting.

B. Hollywood Community Plan Review Subcommittee (Dick Herman).

Mr. Herman explained that the Plan is mostly discussion of goals of enhancing and maintaining existing uses. He said there is nothing in it that would specifically affect the GWNC area (which contains only a small portion of territory covered by the Plan). There was extensive discussion regarding possible implications of the Plan. In lieu of taking a committee or board position on the draft, Mr. Wolf encouraged people to urge the individual neighborhood associations in the Plan area to review it for possible concerns.

C. Draft of Stakeholder input form for website (Liz Fuller).

Ms. Fuller distributed a “GWNC Developer Questionnaire” and explained how we’ll be able to use it on our new website to collect information for a searchable database of local project information. Mr. Kaliski suggested including the word “workforce” so that the form would ask “If this project involves housing, will it include any “affordable and workforce” units?” He also suggested numbering each item.

**7. Public Comments**

Mr. Welborne commented that the Park Mile Specific Plan governs the development within its boundaries; that it is very precise and always has been strictly enforced according to its terms, and that most vacant lots that existed in the Park Mile area thirty years ago have now been developed according to the Plan. With Metro finally expected to provide clarity on Thursday that there will be no subway station at Crenshaw and Wilshire, said Mr. Welborne, he expects that the vacant lots in that vicinity also will have development plans announced in the next several years. There was extensive discussion regarding Park Mile area land development, uses and appearance.

**8. Announcements & Adjournment**

On the horizon (possible November agenda items):

- Update: cell phone poles proposed for 1st/Wilton & 9th/Mansfield (Ryan Shields)
- Café Storygarden beer & wine CUP – 338 S. Western (Erika Woods)
- Full-line liquor CUP at karaoke restaurant/bar – 4001 W. 6th St.
- Allow unpermitted residence use at existing church – 4714 W. 8th St.
- Full-line liquor CUP at 5417 W. Melrose

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

**MOTION PASSED** without any objections.

Mr. Wolf declared the Meeting **ADJOURNED** at 9:25 p.m.

Respectfully submitted,  
David Levin  
Minutes Writer