1. **Call to Order**
   A duly noticed meeting of the Land Use Committee (LUC) of theGreater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, October 26, 2010, atWilshire 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 4th 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 2nd 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,
his 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