



Greater Wilshire Neighborhood Council Land Use Committee  
November 26, 2013  
MINUTES

**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, November 26, 2013, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:45 p.m.

**2. Roll Call and Approval of the Minutes**

Secretary Greg Wittmann called the roll. Ten of the 14 Committee Members were present at the beginning of the Meeting: Patti Carroll, Ann Eggleston, Mike Genewick, Karen Gilman, Dick Herman, Patty Lombard, Jeff McManus, Caroline Moser, Greg Wittmann and James Wolf. Committee Members absent: Bill Funderburk, John Gresham, John Kaliski and Gerda McDonough. 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.

Mr. Wittmann introduced prospective new board member Alan Bernstein, a former Planning Commission member in West Hollywood, who now lives and owns a business in the GWNC area. Ms. Eggleston moved that Mr. Bernstein be added to the Committee. Ms. Lombard seconded the motion. It passed by a voice vote. Mr. Bernstein’s confirmation increases the Committee size to 15, with a quorum maintained at 8. Mr. Bernstein was seated.

Minutes from the October 22 meeting were tabled.

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

Mr. Wittmann distributed and reviewed the Early Planning Report Summaries for October and November, containing recent land use applications received by the City for the GWNC area. There was review and discussion of various projects. Items at 713 N. Hudson, 710 N. El Centro, and 851 N. Cherokee were flagged for further research.

**4. New Business**

- a. Qualified “Q” Zone Overlay addressing height, density and setbacks for area represented by the South Hollywood (SOHO) Neighborhood Association, including the 700-800 blocks of N. June St., N. Cherokee Ave., N. Las Palmas Ave., and N. McCadden Pl., as well as properties associated with those blocks on the south side of Willoughby Ave., both sides of Waring Ave., and the north side of Melrose Ave.**

SOHO Association President Don Hunt distributed a proposed motion, created and supported by residents in response to a number of recent small-lot subdivision projects in the neighborhood, which would “restrict new construction in the area to a maximum of 30 ft. in height and up to two stories, require a front yard of 25 feet and a rear yard of 16 feet and allow for a total floor area on all buildings not to exceed (0.5) times the building area of the lot regardless of the lot size.”

Discussion addressed the number of new projects that violate the proposed limits vs. number of existing older homes that comply...other methods of protection that might be available...and alternate language for the motion that might be more effective in achieving the same goals.

MOTION (by Mr. Genewick, seconded by Ms. Gilman): That the committee recommend the GWNC support the overlay zone proposed by SoHo, with changes that would limit a building’s square footage to 1.5 times the area of the lot, and the footprint to 50% of the lot’s square footage.

Discussion centered on whether or not the language was too specific, and whether there was also a way to address aesthetics and design in the restrictions.

Mr. Wolf called the question. There were five votes in favor and five opposing the motion. Mr. Wolf, as tiebreaker, voted to oppose.

MOTION FAILED.

MOTION (by Ms. Moser, seconded by Ms. Lombard): Ms. Moser moved that the committee recommend that the GWNC Board support SoHo’s efforts as presented.

MOTION PASSED with no objections.

- b. Mixed use development with 138 units and 12,250 square feet of ground-floor retail at the former Oasis Church at 5100 Wilshire Blvd. (Shahab Ghods)**

Mr. Ghods presented the project, which will include 138 rental apartment units over 12,500 square feet of commercial and restaurant space. The building will be six stories at its highest point. A zone change is being requested to RAS4, which would allow 148 units (10 more than they’re proposing). The change is being requested only on the lots in the development parcel currently designated as commercial property. There is also one R3 lot at the rear of the site, for which no changes are sought. Total area for the project will be 160,000 square feet. 280 parking spaces are required; the project provides 330, in both an at-grade lot behind the buildings (for commercial customers) and in a subterranean garage

below the complex (for residents). Mr. Ghods showed site plans and elevations, which reflect several architectural elements borrowed from the 1920s theater structure that now occupies the property. He also presented an historic resources study that traces the current building's history, and explains more recent alterations which make preservation and restoration undesirable. Finally, he presented samples of building materials such as windows and stucco, to demonstrate the levels of quality that will be used in construction. Ms. Eggleston noted that the Sycamore Square Neighborhood Association, which represents the area where the project will be built, voted against the project as originally presented, but said that a representative from the group has been working with Mr. Ghods on revisions, and has recommended that this most recent version, which addresses many of the SSNA's original concerns about style and compatibility with the neighborhood's architectural heritage, be supported.

*[Ms. Moser left the meeting at this time.]*

**MOTION** (by Ms. Lombard, seconded by Mr. Herman): That the committee recommend the GWNC board support the project as presented at this meeting, contingent on formal support of the Sycamore Square Neighborhood Association.

**MOTION PASSED** with no objections.

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

This item was tabled.

**d. Application for CUB renewal and extended business hours at Jajungguh Café at 4653 W. Beverly**

Stakeholder Elizabeth Fuller reviewed the history of permit applications at this property, which has had numerous complaints from neighbors and the community in the past, and for which the GWNC opposed other permit renewal applications in the past few years. She noted that the GWNC recently received a letter from residents of the Dover Apartments, next door to the business, opposing a new ABC liquor permit renewal application. Because the neighbors did not attend the meeting, however, and there does not appear to be any new activity on the existing city CUB permit, the matter was tabled until more information is available.

**e. Floor area adjustment for a single-family home at 603 N. Las Palmas**

This item was deleted from the agenda.

**f. Sidewalk plaza/widening in lieu of street widening at 710 N. El Centro**

This item was tabled.

**5. Old Business**

**a. Small lot subdivision at 816-828 N. June St. (Brian Gelt)**

Mr. Gelt, who originally presented this project to the Committee two months ago, reported he met with neighbors who had concerns about the project details, and has come to an agreement with the South Hollywood Neighborhood Association. He presented new designs, which feature increased setbacks, a reduction in height from 30-36 feet to 27-35 feet, and redesigned exterior which appears to be only two stories in height from most angles. The design is also less contemporary and is more traditional Spanish in style. The SoHo Neighborhood Association voted its “strong support” for the redesigned project. Mr. Hunt, representing SoHo, acknowledged the neighbors’ support, but noted several conditions in their approval letter (such as no widening of the street), which the developer agreed to.

**MOTION** (by Ms. Eggleston, seconded by Mr. Bernstein): That the Committee recommend the Greater Wilshire Neighborhood Council support the project and requested height variance, with the conditions agreed upon by the SoHo neighborhood association and the developers.

**MOTION PASSED** unanimously.

#### **b. Zone Change for Flywheel Spinning Studio**

Flywheel Elizabeth Peterson presented Flywheel’s application requesting a zone change that would legalize Flywheel’s existing retail store and cycling studio. Currently, fitness studios are not on the list of business types specifically allowed in ground-floor storefronts along this section of Larchmont. The requested change would simply add this type of businesses to the list of those allowed. Ms. Lombard said she has no specific opposition to the application, but raised the larger question of the impact of such zone changes on the future of Larchmont Blvd., where the current “Q” conditions don’t seem to be working. Ms. Eggleston agreed, saying piecemeal zoning does cause problems, and it’s easy to play favorites instead of treating all businesses fairly. Mr. Wolf agreed that under current rules such uses are not allowed, but until we do have a larger conversation about overall changes in the current laws, the only avenue open to us is either making individual changes or eliminating the Q conditions altogether. Stakeholder John Welborne said good government will provide for a change process as necessary, as in this case, where no one could have foreseen the need to accommodate spinning studios, which didn’t exist when the current Q conditions were written.

**MOTION** (by Ms. Lombard, seconded by Mr. McManus): That the Committee recommend that the GWNC board support the zone change.

**MOTION PASSED** unanimously.

**DISCUSSION:** Ms. Peterson noted that the city hearing will be held on December 4, but that she will request that the file be held open for comments for 30 days so the GWNC can weigh in after its December 12 board meeting.

### **6. Committee Member Comments and Reports**

#### **a. Transportation Committee**

Ms. McDonough was unable to attend and there was no report.

**b. Update on Highland median improvements**

Mr. Wolf noted that Council Districts 4 and 5 are donating \$30,000 for irrigation repairs to restore the landscaping on the medians. Mr. Genewick noted that he'd like to see the Hancock Park Homeowners' Association maintain the medians as Windsor Square does with the medians on Larchmont Blvd.

**7. Public Comments**

Ms. Carroll noted that the Neighborhood Councils will soon be able to start using the NextDoor social media service.

Ms. Lombard noted that the hearing on the Larchmont Bungalow criminal case has been continued until December 18.

**8. Announcements and Adjournment**

a. The committee agreed to cancel the December meeting. The next meeting will be on January 28, 2014.

b. Possible future agenda items:

- Parcel split at 800 N. Sycamore
- Zone change and site plan review for mixed-use development at 5100 Wilshire
- Condo development at 853-859 S. Lucerne

Mr. Wolf **ADJOURNED** the Meeting without any objections at 9:23 p.m.

Respectfully submitted,  
Elizabeth Fuller  
Administrative Consultant