



Greater Wilshire Neighborhood Council  
Land Use Committee Meeting, Tuesday, July 24, 2018  
Approved August 28, 2018

**1. WELCOMING REMARKS**

a. Call to order (Caroline Labiner-Moser)

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, July 24, 2018, at Marlborough School, Board Room, Collins Room – D200, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chairwoman Caroline Moser called the meeting to order at 6:31 p.m.

b. Roll Call (Max Kirkham)

Ms. Moser called the roll. Seven of the 13 Committee Members were present at the Roll Call: Rory Cunningham, John Gresham, Dick Herman, Joseph Hoffman, Max Kirkham (Secretary), Caroline Moser (Chair) and Cathy Roberts. Mike Genewick and Karen Gilman arrived later. Patricia Carroll, Philip Farha (on leave of absence), Julie Stromberg and James Wolf were absent. The GWNC Land Use Committee quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) was 51% of the 13 filled Committee Seats, or seven Members, so the Committee could take such votes. [To apply to become a Member, see [www.GreaterWilshire.org](http://www.GreaterWilshire.org)]. Also attended: 25 Stakeholders and guests.

**2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**

Mr. Kirkham announced that the August 8th Board Meeting will start at 7:30 p.m. and be preceded by a 6:30 Town Hall Meeting regarding soft story buildings.

*Committee Member Karen Gilman arrived at this time (6:33), making eight Committee Members present (the Committee quorum was seven).*

Ms. Gilman attended the League of Women Voters-sponsored Transit-Oriented Communities and Transit-Oriented Developments Forum; information is available.

**3. ADMINISTRATIVE ITEMS (Discussion and Action)**

a. Review and adoption of June 26, 2018 Minutes.

The following corrections were requested: page three, Item #4. f.: “236 Larchmont Boulevard, The Jane Club” should read “236 S. Larchmont Boulevard, The Jane Club.” [It was noted that this was copied from the Agenda.]; and page four, Item #5. a.: delete the sentence “Mr. Cunningham indicated that this is Healthy Spot, located by the library.”

**MOTION** (by Mr. Cunningham, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its June 26, 2018 Meeting as corrected.

**MOTION PASSED** unanimously by a hand vote; zero opposed; zero abstained.

- b. Review of Early Planning Report and Appeals Filed for possible future action items. Copies were distributed of and the “07/24/18 JUNE/JULY Early Planning Report Summaries for GWNC Area” were reviewed. It was agreed to invite a representative of the 845 S. St. Andrews Pl. project [“demolition of school to build a 6 story, 25 unit apartment building, Transit-Oriented Cmty.”] to present to the Committee.

**4. OLD BUSINESS** (Discussion and Possible Action)

*[The following sub-section first paragraphs are copied from the Agenda.]*

- a. 250 S Wilton Place: (Discussion and Possible Action) (Steve Kaplan) Proposing to create new 5-small lots for single family residential purposes. Each residence will have attached garages. VTT-77081-SL, ENV-2017-3703-CE.

It was noted that the project address is 250 North Wilton Place, not “250 S Wilton Place.” Applicant’s attorney Steve Kaplan presented, noting that he earlier presented in December 2017 and January 2018. Their Hearing was July 11<sup>th</sup>. He relayed that Emma Howard, Planning Deputy for L.A. City District Four Councilman David Ryu (213-473-7004; Emma.Howard@LACity.org; <http://CD4.LACity.org>), suggested that they re-present to the Committee. He said “we welcome your comments” regarding neighborhood associations; “outreach was done . . . nobody contacted me directly.” He showed a site plan. Copies of project documents were distributed.

*Committee Member Mike Genewick arrived at this time (6:44), making nine Committee Members present (the Committee quorum was seven).*

Project Architect Luke Tarr stated that “there will be landscaping throughout the entire project” and “I’ll update you” regarding landscaping plan revisions. He noted that adjacent neighbors also have 42-inch high walls in front of their homes. Mr. Cunningham was concerned that at least some nearby neighbors were not contacted about the project. Long-time nearby resident Luly Rothstein said “the traffic is terrible” and unsafe. Ms. Gilman noted that access would be on Beverly for four units and on Wilton for one unit. Next-door neighbor Evan Phoenix, Ridgewood Wilton Neighborhood Association (RWNA) President, supported the project. Mr. Tarr said there would be a fence or a wall in the five-foot setback. Long-term neighbor and former RWNA Board Member Marita Geraghly indicated that she never was notified and that the RWNA was not notified about the project until this week. She said there is “no room for” sanitation bins on the street. She was concerned that R-3-zoned properties will devalue nearby R-1’s. She claimed that the L.A. City “Office of Historic Resources [OHR] told me this project should not go forward . . . the demolition Permit was issued without” sign-off by the Building and Safety Department. She believed that the State, based upon a 2007 survey, considers it a Historic Property and that the City should have designated it as such. She “will write the Department of Planning.” Ms. Moser requested and Ms. Geraghly agreed to email information to her.

Long-time resident Virginia Kazor said she started the Historic District in 1970 and worked for the OHR. She stated that “July 24<sup>th</sup>, 1979 was the date the street was put on

the National Register of Historic Places” from Third to Beverly along Wilton and Ridgewood. She said that an inspector said “the whole area is historic” and that an engineer said “that’s the most intact historic area I’ve ever seen in L.A.” Ms. Kazor said that the project “entrance is . . . bizarre . . . we’ve got to save the bits and pieces of our heritage . . . Ridgewood . . . also has a similar designation as Wilton Place.” Mr. Kaplan agreed that the area is dangerous because of speeding drivers, saying “there’s no way they can get in and out of Wilton safely” and that “there is no parking on Wilton . . . it takes the aesthetics away.” Nearby resident Mary Rajswing said “the DOT [L.A. Dept. of Transportation] hasn’t listened to a single thing we’ve told them.” Mr. Genewick noted that smartphone traffic applications are causing much cut-through traffic.

Ms. Moser believed that “the cladding of the building in no way reflects the context of the neighborhood . . . you’re not reflecting the adjacent scale . . . we pointed this out before; you chose not to respond to it” and was concerned about the white color. Mr. Kirkham noted that “it’s the tallest building in the neighborhood.” Mr. Kaplan indicated that the L.A. Planning Department’s Joe Lucky “has made a decision.” Mr. Genewick believed that a “two-story . . . should’ve been designed there.” Mr. Kaplan noted that “this project is built to Code . . . meets every rule . . . it went through a check” and is “zoned R-3.” He “will send this [Committee] an email tomorrow indicating [the developer’s] intentions.” Ms. Moser and Mr. Kirkham expressed hope that more outreach will be done. No Motion was made or vote taken. Mr. Kirkham encouraged Stakeholders to email comments to LandUse@GreaterWilshire.org. Ms. Moser noted that the GWNC Board opposed and sent a letter, indicating that “we’re on record as opposed to the project.”

- b. 985-991 3rd Avenue: (Discussion and Possible Action) (Laszlo Faerstain, Michael Ko, Irina Tudorache) Demolition of an existing SFD for new construction, use and maintenance of 6-story 51- unit apartments with 11 units set aside for low income. Requested entitlement: Pursuant to LAMC 12.22.a31, applicant request approval for the construction of a tier 2 TOC development. A 6-story and FAR 2. Density 3. Parking reduction and two additional incentives: 1. Yard reduction to RAS 3 standards 2. Tier 2 Transitional Height Option. DIR-2018-2234-TOC

Copies were distributed of project documents. Architect’s staff person Ms. Tudorache said “we are using TOC incentives . . . we are building to the Code . . . the base incentives are by right.” She will advise the Committee of the planned rental prices. She said “the north side . . . has transitional height . . . we did a traffic study” (by the Dept. of Transportation) which determined there would not be a significant traffic increase. The Committee suggested traffic mitigation measures. Gary Ichihara, Wilshire Park Association (WPA) Zoning & Land Use Chair, said “we . . . met with them May 15<sup>th</sup> . . . it doesn’t address any of our concerns about the density, the design.” Mr. Hoffman noted that, before, this was a Small-Lot Subdivision project. WPA Past President Kat Becher was opposed to TOC planning because, she believed, it adds too much density; “the 51 units: it’s going to kill our neighborhood.” She added that RV owners are “using our street as a parking garage” and the convalescent home across the street generates traffic because of staff and classes. It was said that the developer originally planned to build only 15-20 units, and that “the lot needs to be cleaned up again” and that “nothing has occurred” regarding outreach. Ms. Becher noted that Ballona Creek runs under nearby property and believed that the developer “need[s] to look at it.” GWNC Administrator Shirlee Fuqua had sent them

guidelines that require outreach. Ms. Tudorache acknowledged that they have not yet done any outreach but “definitely” will and indicated that the developer does not yet have any Permits. No Motion was made or vote taken.

- c. 3323 W. Olympic Blvd. & 975-987 S. Manhattan Pl.: (Discussion and Possible Action) (Kevin Reed and Dominic Hong) 7-story residential building w/ 95 apartments, 2 levels of subterranean parking w/ 162 parking stalls. Total gross building square footage = 123,445 sq. ft. Building height 95’ CPC-2018-656-DB-SPR, ENV-2018-657-EAF. Density Bonus Review. The Manhattan Project I.

Mr. Hoffman said that “they postponed.” No Motion was made or vote taken.

- d. 3323 W. Olympic Blvd & 970-996 S. Manhattan Place: (Discussion and Possible Action) (Kevin Reed and Dominic Hong) 7-story mixed use building w/ 114 apartments and 3,550 sq. ft. of retail (hours of operation 9am to 9 pm) fronting Olympic Blvd., with 2 levels of subterranean parking w/ 216 parking stalls. Total gross building square footage = 159,186 sq. ft. Building height 95’ CPC-2018-617-DB-SPR, ENV-2018- 618-EAF. Density Bonus Site Plan Review. The Manhattan Project II.

See above Item #4. c.

**5. NEW BUSINESS** (Discussion and Possible Action)

- a. 5770 W. Melrose Ave.: (Discussion and Possible Action) (Mina Cha) Request to allow continue use, Maintenance and Operation of an existing 550 sq. ft. pet supply and grooming store with existing hours of operation from 8:30 am to 6:00 pm. Requesting to extend the hours from 7:00 am to 11:00 pm. daily. Within the C1-1VL Limited Commercial Zone. ZA-2018-3257-ZV

Copies were distributed of project documents. Representative Wil Nievas presented. He noted that pet grooming businesses are not allowed in C-1 zones and that restaurants, a tobacco shop and others in that shopping center are open later than 11:00 p.m. He passed around a support letter and petition with 22 support signatures. He said the business was Permitted in 2003 until 2013, then flagged, which triggered the renewal application. He stated that “there’s no boarding . . . it could be half a day is about the longest period of time” that a pet would stay there; they do not want pets to stay there for long.

**MOTION** (by Mr. Kirkham, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Zone Variance for the continued use and the extended hours of 7:00 a.m. – 11:00 p.m., to be revisited upon change of business ownership.

**MOTION PASSED** unanimously by a hand vote; zero opposed; zero abstained.

**6. COMMITTEE MEMBER REPORTS** (Including Discussion and Possible Action)

Mr. Kirkham noted that outreach doorhangers were available to distribute for the August 8th Town Hall Meeting.

- a. Possible agenda items for upcoming meeting:
  - i. 845 S. St Andrews Place: Demolish a vacant school and Construct a 6-story 25-unit apartment building. TOC DIR-2018-3524-TOC, ENV-2018-3525-EAF.
  - ii. 5123 W. Clinton Street: (Gavin McKiernan) Present use: Duplex. One Lot Subdivision into two Condominiums. Project is already under construction. Preliminary parcel map pursuant to section 17.50 For condo purpose to create two condo units. AA-2018-2625-PMLA-CN, ENV-2018-2626-CE.
  - iii. 5784 W Melrose Ave: 7-Eleven is interested in establishing a convenience store at the above referenced address. No Response to calls.
  - iv. 236 S. Larchmont Boulevard, The Jane Club: (Dominique Gallotta)

Ms. Moser noted that the above items were presented for information only. No action was requested or required at this time

- b. Next meeting, August 28, 2018 at 6:30 pm., Marlborough School, 250 S. Rossmore Avenue, Rm. D- 200, Los Angeles, CA 90004

The above was noted.

## **7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS**

There were no requests at this time.

## **8. ADJOURNMENT**

Ms. Moser declared the Meeting **ADJOURNED** at 8:43 p.m.

Respectfully submitted,

David Levin

Minutes Writer

*The first paragraph of some Items, Motions/Resolutions and other wording may have been copied from the Agenda.* Edited by GWNC. The GWNC Minutes page is

<http://greaterwilshire.org/land-use-committee-agendas-minutes>.