



Greater Wilshire Neighborhood Council
Land Use Committee Meeting Minutes, Tuesday, September 25, 2018
Approved November 27, 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, September 25, 2018, at Marlborough School, Collins Room – D200, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chairwoman Caroline Moser called the meeting to order at 6:42 p.m.

b. Roll Call (Max Kirkham)

Secretary Mr. Kirkham called the roll. Nine of the 12 Committee Members were present at the Roll Call: Patricia Carroll, Rory Cunningham, Philip Farha, Mike Genewick, Karen Gilman, Dick Herman, Max Kirkham (Secretary), Caroline Moser (Chair) and Cathy Roberts. John Gresham, 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 12 filled Committee Seats, or seven Members, so the Committee could take such votes. [To apply to become a Member, see www.GreaterWilshire.org]. Also attended: 31 Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Conrad Starr, President, Sycamore Square Neighborhood Association (SSNA), reported that the SSNA filed an EIR scoping letter. He explained TNP’s (Transit Neighborhood Plans) and possible effects on housing availability. Ms. Roberts noted that the La Brea-Hancock area will be impacted.

3. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Review and adoption of August 28, 2018 minutes

MOTION (by Mr. Farha, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its August 28, 2018 Meeting as written.

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

b. Review of Early Planning Report for possible future action items

Copies were distributed of and the “09/25/18 August/September Early Planning Report Summaries for GWNC Area” were reviewed. It was agreed to invite a representative(s) of the 6610 Melrose, 800 Western, 401 Western and 120 Wilton projects to present to the Committee. Ms. Moser described future Committee administrative work. Different Committee Members are tracking progress of various issues and projects.

4. OLD BUSINESS (Discussion and Possible Action)

[Note: Items in *italics*, below, were unconfirmed at publication and may be postponed until a later date.] [The following sub-section first paragraphs are copied from the Agenda.]

a. *250 [later corrected as] N. Wilton Place: (Discussion and Possible Action) (Fred Maidenberg) 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.” Mr. Cunningham explained that the Board asked the Committee for a recommendation. Stakeholder Greg Wittmann supported the project. Mr. Kirkham further explained it. Ms. Moser noted that the Board voted to “oppose the project as presented.” Neighbor and Architect Jim Auld wanted to “seek a remedy” that would “allow the project to move forward . . . to follow the process that should’ve been followed.” He believed that, if the previously existing building had not been demolished, “OHR would’ve been involved.” Neighbor Timothy Gogan said he “can’t even get out of my driveway.” Neighbor Mary Rajswing did a Public Records Act request. Long-time neighbor and former RWNA Board Member Marita Geraghly said “there are dozens of people who care about this who aren’t here tonight.” Mr. Wittmann has discussed the project with City officials who indicated that they would have wanted to evaluate the demolition impact; “the process went wrong here; Building and Safety shouldn’t have issued the Permit.” Mr. Cunningham read aloud a draft Motion from project neighbors. There was extensive discussion of whether an Environmental Impact Report should be requested.

MOTION (by Mr. Cunningham, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board reaffirm its opposition to the project at 250 N. Wilton Place as presented and recommends the following:

1. That this project be referred to The Urban Design Studio in the City of Los Angeles for re-design counsel.
2. That any new project assume the footprint, massing, character and setbacks of the prior contributing single family historic structure. Replace that historic structure in footprint, massing, character, and setbacks, using a drive off of Wilton Place in the space remaining on the rear of the lot, facing Beverly Boulevard, where a historic garage existed, develop additional small lot units with a massing and character that blends into the historic district.
3. That the Planning Department not find the project categorically exempt from CEQA.
4. That the Planning Department determine whether an EIR would have been required to allow for demolition of a contributing element and construction of a new project within the North Wilton Historic District.
5. That any proposed development comply with the Secretary of the Interior standards for the treatment of historic properties to ensure the project’s mass, scale and character is compatible with the Historic District as viewed from Wilton Place and Beverly Blvd.
6. That 15-foot sidewalks be provided along Beverly Blvd, consistent with Mobility Element requirements for Avenue 1.

MOTION PASSED by hand vote with 15 in favor; zero opposed; zero abstained.

- b. *5784 Melrose Ave.: (Discussion and Possible Action) (Adan Madrid) 7—Eleven Convenience Store.*
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.*
Ms. Moser noted that the applicant was not present. 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-DBSPR, ENV-2018-618-EAF. Density Bonus Site Plan Review. The Manhattan Project II.*
Ms. Moser noted that the applicant was not present. No Motion was made or vote taken.
- e. *845 S. St Andrews Place: (Discussion and Possible Action) (Sa Har Khazani) Demolish a vacant school and Construct a 6-story 25-unit apartment building. TOC DIR-2018-3524-TOC, ENV-2018-3525-EAF.*
Ms. Moser noted that the applicant was not present. No Motion was made or vote taken.
- f. *5123 W. Clinton Street: (Discussion and Possible Action) (Gavin McKiernan) Present use: Duplex. One Lot Subdivision into two Condominiums. Project is already under construction. AA-2018-2625-PMLACN, ENV-2018-2626-CE.*
Ms. Gilman reported that the project will be presented in October. [*This Agenda Item was continued after Item #5. b.*] Mr. McKiernan reported that he “did some more neighborhood outreach . . . it’s mostly apartment buildings.” Ms. Moser wished that he had presented earlier than last month. No Motion was made or vote taken.
- g. *Parkway Trees: (Discussion and Possible Action) (Jeff Carpenter) Review of current efforts and possible motion to encourage city council to draft new rules for the removal of street trees, and penalties for illegal tree removals.*
Mr. Carpenter is requesting City Attorney and City Administrative Officer action regarding illegal tree removals. He reported that “there is no policy for” removing “a tree, for violating the law.” Lee Blumenfeld described that there is no remedy for illegal tree removal, even if an Inspector sees “someone cutting into a tree,” thought the City has “over 500 Inspectors.”

MOTION (by Ms. Gilman, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the following Resolution: In view of the continued and seemingly unpermitted taking of mature City parkway trees, the GWNC respectfully requests that the City Attorney’s Office

and the City Administrative Officer, after appropriate analyses, prepare a set of actions for the City to take that would effectively:

- 1) Establish an integrated process for any submissions for plan and permit approval that includes the documentation of existing parkway trees and that all parkway trees are preserved unless a determination is made by BOE that that relocation and/or replacement is absolutely necessary;
- 2) Notify the cognizant Neighborhood Council of all permits pending approval for the removal of City parkway or other protected trees and allow at least 45 days for public comment;
- 3) Establish financial and other penalties for the unapproved or unpermitted taking of City parkway trees that are demonstrably sufficient to both deter these actions as well as to support the costs of enforcement, prosecution, and full restitution;
- 4) Establish a staff unit in the City Attorney's Office charged with putting in place needed evidentiary rules, the swift and effective prosecution of illegal taking or damaging of City tree assets, and the recovery of restitution;
- 5) Establish one of more immediate reporting and response mechanisms whereby those that discover the potentially unpermitted destruction of a City tree in progress might be able to intervene and possibly deter the further immediate destruction of City assets;
- 6) Provide for an ensured funding resource for the establishment and operation of the above measures and the adoption of appropriate budget actions.

MOTION PASSED by a hand vote; one opposed (Farha); zero abstained.

- h. 5058 W. Maplewood Ave.: (Discussion and Possible Action) (Joe Barnes, Jr., Jason Peers) 14 Appeals filed. DIR-2017-2437-DB, ENV-2017-2438-EAF.

Mr. Peers noted that "in a one-block radius, 25 single-family homes have been torn down and were replaced by 235 units." Neighbor Joseph Barnes, Jr. said he did not receive any project information until he received a Notice of Appeal and that "the developer is replacing a single-family home with a giant building."

MOTION (by Ms. Gilman, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the appeal of the neighbors of the project at 5050 W. Maplewood Ave. especially because of the lack of outreach by the developer to the adjacent neighbors.

MOTION PASSED by a hand vote; one opposed (Farha); zero abstained.

5. NEW BUSINESS

- a. *120 S. Wilton Drive: (Discussion and Possible Action) (Vanessa Withers) Historical Cultural Monument Application for the Henry M. Jones House.*

Ms. Moser noted that the applicant was not present. No Motion was made or vote taken.

- b. Processes and Procedures Staff Report Released for Public Review: (Discussion and Possible Action) (Caroline Moser):

Ms. Moser encouraged that this be followed up.

- c. 628 S. Orange Dr.: (Discussion and Possible Action) (Donald E. Maddock and Julio Betbeder) change existing SFD with Detached Garage to SFD with Accessory Dwelling

Unit with a reduced side yard that varies between 5” and 2’1” setback in lieu of 5’0” in the R1R3-RD Zone. ZA-2018-4846-ZAA, ENV-2018-4847-CE.

It was noted that the above “R1R3-RD Zone” should be “R1R3-RG Zone.” Mr. Betbeder said “we will reduce the footprint.” The garage was expanded in 2013. The City cited the owner in 2015. The owner submitted an expansion request in August. Mr. Maddock described the project and said “we have neighborhood support letters . . . we could’ve had more.”

MOTION (by Ms. Roberts, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support with a letter the project at 628 S. Orange Dr. as presented.

MOTION PASSED unanimously by a hand vote.

- d. 639 N. Larchmont Blvd.: (*Discussion and Possible Action*) (Lisa Bonbright, Mark E Lehman) Conditional Use Permit to allow the sale and dispensing of beer and wine in conjunction with a restaurant with indoor and outdoor seating with hours from 7:00 am to 11:00 pm daily. No off-site alcohol sales. ZA-2018-4762-CUB, ENV-2018-4763-CE. It was noted that this is Café Gratitude.

MOTION (by Mr. Kirkham, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 639 N. Larchmont Blvd. due to lack of a presentation.

MOTION PASSED unanimously by a hand vote.

- e. 6610 Melrose Ave.: (*Discussion and Possible Action*) (Brett Egstrom) Sale of beer and wine for on-site and off-site consumption in conjunction with an existing restaurant with 30 indoor seats. Hours 11 am to 11pm Sunday – Thursday and 11 am – 12 midnight Friday and Saturday. ZA-2018-4852-CUB, ZA-2018-4854-CE.

Ms. Moser noted that the applicant was not present. No Motion was made or vote taken.

- f. 850 S. Gramercy Place: (*Discussion and Possible Action*) (Eric Lee, Erica J. Cha) New 18-Unit Apartment Building (Under Construction) with garage. ZA-2018-4722-ZAD, ENV-2018-4723-CE.

Consultant Sara Lee said “it’s nowhere near complete . . . it meets all the State and City zoning requirements” and includes Permitted child daycare. There would be 44 parking spaces in the back. They will present to the local Neighborhood Association.

MOTION (by Mr. Cunningham, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 850 S. Gramercy Pl. as presented.

MOTION PASSED unanimously by a hand vote.

- g. 4749 W. Elmwood Ave: (*Discussion and Possible Action*) (Don Tolentino, Brian Cohen) Demolition Application No.18019-10000-03932.

Ms. Moser noted that the applicant was not present. No Motion was made or vote taken.

6. REQUESTS FOR FUTURE AGENDA ITEMS

- i. 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 requests approval for the construction of a tier 2 TOC development. A 6-story, 51 unit apartment building with 11 units set aside as low income. Utilizing TOC base incentives: 1. 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, ENV-2018-2235-EAF.
It was noted that there already was an existing Motion.
- ii. 117 N. Manhattan Place: Project was built with the original plans that were presented to LUC not the plans that LUC supported and the Board voted to Approve.
It was agreed to Agendize this and a write a letter.
- iii. 611 N. Manhattan Place: (Discussion and Possible Action) (Yonatan Partiel) Proposed construction, use and maintenance of a new 5-story – 56Ft. building with 14-apartments (2-ELI) and one (1) Subterranean Level parking for 13 vehicle spaces and 16 bicycle spaces. Existing landscaping to be removed. DIR-2018-4817-TOC, ENV-2018-4818-CE
It was agreed to Agendize this.
- iv. Drafting a menu of standard motions
It was agreed to Agendize this.
- v. Looking at our tasks and seeing if we can get committee help for some of them
Ms. Moser, Mr. Kirkham and GWNC Administrator Shirlee Fuqua will discuss this and work distributed. Mr. Kirkham reported that Joe Hoffman wants to continue working with the Committee. Committee Member meeting attendance will be Agendized.

Committee Member Mike Genewick left at this time (9:21), making eight Committee Members present (the Committee quorum was seven).

- vi. TOC/TNP
Ms. Roberts agreed to monitor this.
- vii. Quicker Liquor licenses/extended bar hours
It was agreed to Agendize this.
- viii. Processes and Procedures Ordinance, proposed
It was agreed to Agendize this.

7. ADJOURNMENT

Ms. Moser **ADJOURNED** the Meeting with no opposition at 9:24 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>.