



Greater Wilshire Neighborhood Council
Land Use Committee Meeting Minutes, Tuesday, February 26, 2019
Approved March 26, 2019

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, February 26, 2019, at Marlborough School, Collins Room – D200, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chairwoman Caroline Moser called the meeting to order at 6:36 p.m.

b. Roll Call (Max Kirkham)

Secretary Max Kirkham called the roll. Eight of the 11 Committee Members were present at the Roll Call: Patricia Carroll, Rory Cunningham, Philip Farha, Karen Gilman, John Gresham, Max Kirkham (Secretary), Caroline Moser (Chair) and Cathy Roberts. Jennifer DeVore and Mike Genewick arrived later. Dick Herman was 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 11 filled Committee Seats, or six Members, so the Committee could take such votes. [To apply to become a Member, see www.GreaterWilshire.org]. Also attended: 27 Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Stakeholder Conrad Starr reported that the owner of the BMW dealership at 5070 Wilshire advertised for a residential buyer; there are eight to 10 years left on the lease. Ms. Moser said the Committee is watching State Senate Bill Fifty.

Committee Member Mike Genewick arrived at this time (6:42), making nine Committee Members present (the Committee quorum was six).

3. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Review and approval of January 22, 2019 Minutes.

MOTION (by Mr. Farha, seconded by Ms. Carroll): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its January 22, 2019 Meeting as written.

MOTION PASSED by a hand vote; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Kirkham).

Committee Member Jennifer DeVore arrived at this time (6:43), making 10 Committee Members present (the Committee quorum was six).

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

Copies were distributed of and the “02/26/19 January/February Early Planning Report Summaries for GWNC Area” were reviewed. Ms. Gilman noted that the 5786 W. Melrose Ave. site had a Radio Shack. Ms. Moser will Agendize that, 607 Manhattan, 6535 Melrose, 101 S. The Grove, and 757 S. La Brea.

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. 545 S. Gramercy Place: (Clayton Przekop) Pursuant to LAMC Section 12.27 applicant request a zone variance for a proposed office use on first floor and residential use at existing two-story building. The GWNC Board voted at duly noticed meetings on February 14, 2018 and April 12, 2017 to oppose the zone variance. Applicant filed an appeal and a subsequent vote by the board at a duly noticed meeting on January 9, 2019 reiterated that opposition and opposed the appeal. GWNC Land Use Committee is currently waiting to hear from the planner and the zoning administrator. ZA-2016-4911-ZV-1A

Copies were distributed of a project document(s). Mr. Kirkham recapped and there was discussion about the project. Ms. Moser noted that the Committee previously considered a Variance request. Mr. Farha will communicate with the Zoning Administrator. No Motion was made or vote taken.

- b. *845 S. St Andrews Place: (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.*

GWNC Administrator Shirlee Fuqua reported that the applicant did not confirm presenting. Ms. Moser noted that “we’re on record as opposing the project.” No Motion was made or vote taken.

- c. 300 N Plymouth Boulevard: (Patti Carroll, Karen Gilman). Parking on the 300 block of Plymouth Blvd. has become impossible because of “Mansion Mates”. The company sublets rooms and dorm style beds as Off Campus Housing - Living Space (listed on Hot Pads, Trulia and other sites). Previously, and at a duly noticed meeting on February 13, 2019, the GWNC Board voted to oppose the current use of the property at 300 N. Plymouth as presented.

There was discussion about the project status; the Committee previously opposed it. Neighbor Knox White offered to write about problems and noted the many vehicles and inconsiderate parking there. He and others are considering whether to apply for a Preferential Parking District. Mr. Kirkham explained possible actions. Mr. Gresham suggested contacting the City regarding the occupant’s business license. No Motion was made or vote taken.

- d. 176-180 S. La Brea Ave: A request to allow the sale and dispensing of Beer and Wine for on site consumption in conjunction with a 1458 sq. ft. restaurant with 44 indoor and 21

outdoor seats. Hours of operation are 7:00 am to 11:00 pm daily. Previously, and at a duly noticed meeting on February 13, 2019, the GWNC Board voted to oppose the CUB for 180 S. La Brea Ave due to the non-appearance of the applicant. Project hearing date: March 5, 2019.

[*This Agenda Item was addressed after Item #5. a.*] Consultant Alex Kagiananis presented and showed site plans. He indicated that only 176 S. La Brea is involved. There are 11 on-site parking spaces at the Sweet Green lot. There is a 249-square-foot patio. They tried door-to-door outreach. Mr. Gresham noted that this was opposed as 180 S. La Brea.

MOTION (by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board approve the request to allow the sale and dispensing of beer and wine for on-site consumption at 176-180 S. La Brea Ave. as presented.

MOTION FAILED for lack of a second.

There was discussion of the need for outreach and for the Board to consider this before the Hearing. Ms. Moser encouraged outreach to the Citrus Square community. No other Motion was made and no vote was taken.

- e. TOC/TNP: Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans.

Mr. Starr, President, Sycamore Square Neighborhood Association (SSNA), reported that the SSNA unanimously voted “to oppose the TNP prior to the update of the Wilshire Community Plan” and they are “continuing to engage with Planning.” Ms. Moser explained and there was discussion of merits and drawbacks of TOCs and TNPs, and of partnering with local Neighborhood Association land use committees.

MOTION (by Mr. Kirkham, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support holding a joint meeting of land use committees from adjacent Neighborhood Councils for the purpose of discussing TNPs and TOCs.

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

- f. Reorganization of Administrative Provisions: Formerly known as: Processes and Procedures Ordinance.

There was no discussion.

- g. 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. Emma Howard - CD4 is researching and will report back to LUC

Ms. Fuqua indicated that she is waiting to hear from Ms. Howard. No Motion was made or vote taken.

5. NEW BUSINES

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

- a. Mae West Square: (Tamela D'Amico) Seeking the support of the GWNC for a Proposed designation on Rossmore Ave as "Mae West Square." Letter from La Strega Entertainment submitted to LUC.

Ms. D'Amico, a resident, and Tim Coffey presented about the area between Melrose and Beverly. There would be signs at both ends. Mr. Kirkham noted Stakeholder support.

MOTION (by Mr. Genewick, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support a proposed designation on Rossmore Ave. as "Mae West Square."

MOTION PASSED by a hand vote; zero opposed; one abstained (the GWNC counts abstentions as neither "yes" votes nor "no" votes) (Carroll).

- b. 6535 Melrose Ave: *(Discussion and Possible Action) (Daniel Ahadian. Kambiz Hakim) A new variable 3 to 4 story mixed use building ranging from 35' to 56' consisting of 33 units (with 8% or-3 units set-aside for ELI) with 4,895 sq. ft. of commercial space over one story of parking on grade and one subterranean parking garage containing 36 auto stalls and 37 bike stalls. DZR-2019-647-TOC, ENV-2019-648-EAF.*

Mr. Farha will research this. Ms. Fuqua indicated that the developer could not attend. No Motion was made or vote taken.

- c. 5212 Melrose Boulevard: (Dana Sayles) The entitlement case for the historic Melrose Bungalows has been taken over by new representation. Update and information on revisions to the plans and historic analysis. Applicant is also in talks to present to the Larchmont Village Neighborhood Association.

Copies were distributed of a project document(s). Ms. Sayles, Olivia Jancich, Architect Tony Stark, and historic architectural consultant Caroline Raftery presented and showed slides of the project east of Wilton. Ms. Jancich stated that "those bungalows will be remaining." They are L-shaped lots that "face onto a central courtyard . . . it has not changed" since the Committee last considered this. "The rear will all be parking . . . all the units and windows will be facing toward the north . . . it will be a controlled gate access . . . from Melrose." The two remaining tenants will be Ellis Act-ed. Mr. Kirkham noted previous concerns with treatment of those tenants. Mr. Stark said "the whole front would be re-landscaped . . . we want to try to mimic" the bay windows and they are trying to preserve the "art deco" style. Ms. Raftery said the site is "potentially eligible" for listing on the National Register of Historical Places. Ms. Sayles indicated that the on-site billboard is leased monthly by Clear Channel and that the only entitlement request is for a "substandard driveway." Ms. Jancich said trash cans would be in the back of the 130-foot

deep site. Mr. Kirkham requested and it was agreed by the representatives to email project documents to Secretary@GreaterWilshire.org and Admin@GreaterWilshire.org. No Motion was made or vote taken.

- d. 838 N. McCadden Place: (Danny Cerezo) Demolition Pre-Inspection Application No. 18019-10000-05264. GWNC received notice that the project has been approved. Committee will clarify date and means of notification.

Mr. Kirkham reported that “it’s been demolished.” No Motion was made or vote taken.

- e. 930 S. Mansfield Ave: (Warren Techentin, NELA-Edward Solis) A new 19-unit apartment building, 6 stories high with 4 one-bedroom and 15 two-bedroom apartments over 1 story of below grade parking. DZR-2018-7019-TOC, ENV-2018-7020-EAF. Project is currently on hold, Committee will discuss possible illegal demolition.

Mr. Starr reported that “it was demolished without all the proper procedures being gone through . . . it’s being treated as if they tore down a historic” structure. No Motion was made or vote taken.

- f. 445 N. Plymouth Blvd: (Lopez Architects) Demolition Pre-Inspection Application No. 18019-20000-05641/B18VN19612.

Copies were distributed of a project document(s). David Lopez presented and showed slides of the project at the southwest corner of Plymouth and Rosewood. He stated that “the existing house . . . has been vacant for some time . . . we have no intension” of removing multiple trees; “if anything we would only be removing one” tree; it can be trimmed and left alone . . . the proposal is for a rooftop deck.” The project was submitted to Building and Safety and a Plan Check response was received. Owners Vince Ritchie and Karla McCormick would live there.

Committee Member John Gresham left at this time (9:05), making nine Committee Members present (the Committee quorum was six).

Neighbor Jake noted the property’s history of squatters and short-term tenants. Mr. White was pleased that the property would be improved and occupied, and encouraged that it be in character with the neighborhood.

Committee Member Mike Genewick left at this time (9:09), making eight Committee Members present (the Committee quorum was six).

It was noted that this is a by right project.

MOTION (by Mr. Farha, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the 445 N. Plymouth Blvd. Demolition Pre-Inspection Application No. 18019-20000-05641/B18VN19612.

MOTION PASSED by a hand vote with six in favor; one opposed (Cunningham); one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Carroll).

- g. 726 S. Wilton Place: Demolition Pre-inspection Application No. 18019-10000-06366 (Matt Mehdiziadeh)

Copies were distributed of correspondence and photos regarding security issues. Daniel Forbava reported that a demolition Permit application was filed. They installed a “No trespassing” sign. In the R-3 zone, 25 units, including four to five affordable, would be built. Ms. Moser encouraged and Mr. Forbava agreed to do outreach and contact the HPOZ. There was discussion of pre-inspection applications. No Motion was made or vote taken.

6. REQUESTS FOR FUTURE AGENDA ITEMS

- a. Next GWNC Land Use Committee Meeting will be held at 6:30pm on March 26, 2019 at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.

This Item was not addressed.

7. COMMITTEE MEMBER COMMENTS / ANNOUNCEMENT

There were no comments or announcements at this time.

8. ADJOURNMENT

Ms. Moser declared the Meeting **ADJOURNED** with no opposition at 9:22 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>.