



Greater Wilshire Neighborhood Council
Land Use Committee Meeting May 23, 2017
Approved by the Committee on June 27, 2017

1. WELCOMING REMARKS

a. Call to order (James Wolf – Chair)

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, May 23, 2017, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Secretary Philip Farha called the meeting to order at 7:21 p.m.

b. Roll Call (Philip Farha - Secretary)

The Secretary called the roll. Six of the 13 Committee Members were present at the Roll Call, which is not a quorum: Patricia Carroll, Philip Farha (Secretary), Karen Gilman, John Gresham, Caroline Moser and Julie Stromberg. Joseph Hoffman arrived later. Six Committee Members were absent: Rory Cunningham, Mike Genewick, Dick Herman, John Perfitt, Barbara Savage and James Wolf (Chair). 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 at this time the Committee could only take public comments and could not have any official discussions, and could not make any Motions or take any votes. Thirteen Committee Seats were filled (by election or appointment). [To apply, see www.GWNC.org and <https://lacity.quickbase.com/db/bj3apxsp3?a=q&qid=32&qskip=0&qrppg=1000&dlta=su46~>.] Also attended: 19 Stakeholders and Guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no public comments at this time.

3. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Review and adoption of April 25, 2017 minutes.

[This Agenda Item was addressed after Item #5. a.]

MOTION (by Mr. Farha, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its April 25, 2017 Meeting as written.

MOTION PASSED by a hand vote with five in favor; zero opposed; two abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes).

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

Copies were distributed of and the “05/23/16” [17] Early Planning Report Summaries for GWNC Area” was reviewed. It was agreed to invite the developers of both the 4806 W. Elmwood Ave. and 360 N. La Brea Ave. projects to present to the Committee.

4. OLD BUSINESS (Discussion and Possible Action)

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

- a. 3377 W. Olympic Blvd. (Discussion and Possible Action) (Steven Sharp/Dan Zararoni)
Application for an Elder Care Facility, Medical Building – 146 Bed Units and 24 Memory Care Rooms APPC-2017-569, ENV-21017-570. Follow-up on Community Outreach efforts.

Project staff described the project and said they “did an extensive community outreach . . . we had a very positive reception . . . we didn’t get any negative feedback . . . we’re going to do a second round on the weekend.”

Committee Member Joseph Hoffman arrived at this time, making a quorum of seven Members present. Now the Committee could take binding votes on Agendized Items.

Staff said “we met with Julia Duncan [Planning Deputy for L.A. City District Four Councilman David Ryu; 213-485-3337; Julia.Duncan@LACity.org; <http://CD4.LACity.org>] twice from CD4” and described “massive and articulation” design changes made. “The architect is still preparing” updated documents. They displayed a rendering and indicated that they gave the [City] Council Office updates after each Neighborhood Council meeting. They stated that “we don’t have a Hearing yet.”

MOTION (by Ms. Moser, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board not support the project pending additional information from the developer.

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

Staff requested to be Agendized for the next meeting.

- b. 3607 W. Olympic Blvd. (Discussion and Possible Action) (Laszlo Faerstain) Applicant requests a Vesting Tentative Tract for 6 single- family lots in accordance with the Small Lot Subdivision Ordinance No. 176,354 on a 7,982.3 square foot parcel of land in the C2.1 zone. Applicant attended the Jan. 2016 Meeting but did not present and has since completely revised the plans. VTT-73951- SL, ENV-2015-4443-EAF

Project document copies were distributed and renderings displayed. The developer, Mr. Faerstain, clarified that the project address is 985 – 991 Third St. at Olympic and Third; “it’s the empty lot on the corner.” He said “it’s going to be 985 Third St.” He would demolish the house closest to the empty lot, “which is C-2.” The nearest structure on the Olympic side is three stories high; on Third St., two stories. The Lamar billboard lease “on a third of the lot” continues into 2020; he tried to remove the billboard, but the City and Lamar will not allow that. He stated that “I have no problems carrying it off at the end of the lease.” Parking would be subterranean and ground level. He described rooftop recreational use design and said “we built below the maximum.” He did not expect a hearing because the project is by right. Mr. Faerstain said he has “met with many of the neighbors” and awaits City Planning Dept. comments. Lorna Hennington, Wilshire Park Association President, said “we haven’t been approached.” Ms. Moser was concerned that the renderings did not show surrounding context.

MOTION (by Ms. Moser, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board not support the project pending additional information from the developer.

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

- c. 836 N. McCadden Place (Discussion and Possible Action) (Margaret Taylor) Demolition of an existing single family residence and construction of four (4) small lot homes. The application is for a Small Lot Subdivision Parcel Map with no deviations from code. AA-2017-328-PMLA-SL, ENV- 2017-329-CE.

Copies were distributed of South Hollywood Neighborhood Association (SHNA) project information. Ms. Taylor explained the developer's recent activities. Ms. Moser believed that design changes were not substantial, despite community input to the developer's staff. Don Hunt, President, SHNA, believed the project's guardrails to be "over-height," adding that the SHNA "is opposed to small-lot subdivisions." He explained numerous "Stop small-lot subdivisions" signs placed near and around the project, and his belief that the project "isn't going to fit" between adjacent buildings. He submitted "petitions from our neighborhood" that "indicate" opposition. Owner Paul Lin said "we've changed the project completely" and explained design features.

MOTION (by Mr. Herman, seconded by Ms. Stromberg): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board approve the project at 836 N. McCadden Pl., for demolition of an existing single-family residence and construction of four (4) small lot homes, as presented.

MOTION FAILED with one in favor; six opposed; zero abstained.

- d. 838 N. Mansfield Ave (Discussion and Possible Action) (Ben Safyari) Application to convert an existing 5-unit apartment building, built in 1977, to condominiums. ZA-2017-0052-ZV-ZAA, ENV- 2017-2954-CE, 2010-2953-PMLA-CC

Mr. Safyari showed a copy of supporting signatures. The application includes a Variance request because the current 15-foot setback is non-conforming; he is requesting a 10-foot setback. There is "just one" tenant now living in the building.

MOTION (by Ms. Stromberg, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project at 838 N. Mansfield Ave. to convert an existing five-unit apartment building to condominiums; the support is revocable if there are any changes in the square footage or setback.

MOTION PASSED with six in favor; zero opposed; one abstained (the GWNC counts abstentions as neither "yes" votes nor "no" votes).

5. NEW BUSINESS (Discussion and Possible Action)

- a. 902 S. Norton Avenue (Discussion and Possible Action) (Nathan Freeman) The proposed Project entails a change of use from residential/commercial to residential/joint living and work quarters use within an existing 4 story, approximately 28,564 square-foot structure that is a designated contributor within the Wilshire Park Historic Preservation Overlay Zone

(HPOZ). No exterior work is being proposed. Hearing is June 13, 2017. (ZA-2017-1316-CU), ZA-2017-1316-ZAD, ENV-2017-1317- CE

Mr. Freeman said “the property owner has owned the building for 20 years . . . they’re not proposing any exterior work whatsoever.” They are working to “finish up our permitting process . . . this is not a Variance . . . we’re not proposing any on-site parking . . . there’s 43 units above what was commercial retail . . . everything’s full.” He distributed copies of project photos and an “Order to Comply and Notice of Fee.” He explained reasons for seeking the proposed use and clarified that this is to change the use “because it’s out of conformance . . . when it was first developed it was an R-4.” Currently, two artists are living there. Ms. Hennington, who lives nearby, was concerned about possible signage and work visibility from the street. Mr. Freeman offered to list possible conditions and again present.

MOTION (by Ms. Stromberg, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Conditional Use Permit application for 902 S. Norton Ave. for a change of use for an artists’ live-work space, subject to no signage at the building, no parking increase, and any other conditions agreed upon between the developer and the community.

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

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

- a. Possible agenda items for upcoming meeting:
 - i. 612 S. Norton and 4055 W. Wilshire Blvd. - Updates on plans for townhouses and condominiums.
 - ii. Council File #17-0274 Affordable Housing Linkage Fee / Housing Impact Trust Fund / Code Amendment(s) Directing Fees Derived from Projects
 - iii. Demolish vs Renovation
 - iv. Density Bonus and the appeal process
 - v. Film LA
- b. Next meeting, June 27, 2017 at 6:30 pm.

The above were noted.

7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS.

There were no requests at this time.

8. ADJOURNMENT

Mr. Farha declared and the Committee agreed to **ADJOURN** the Meeting at 9:28 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://www.greaterwilshire.org/site/site/?q=node/580>.