



Greater Wilshire Neighborhood Council
Land Use Committee Meeting May 22, 2018
Approved by the Committee on June 26, 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, May 22, 2018, at Marlborough School, Board Room, 250 S. Rossmore Ave., Los Angeles, CA 90004. Note: the Meeting was moved from the Collins Room to the downstairs Board Room due to a temporary electrical power issue. Chairwoman Caroline Moser called the meeting to order at 6:43 p.m. and welcomed Stakeholders to view the Committee “protocol.”

b. Roll Call (Max Kirkham)

Secretary Max Kirkham called the roll. Eight of the 13 Committee Members were present at the Roll Call: Rory Cunningham, Mike Genewick, Karen Gilman, John Gresham, Dick Herman, Joseph Hoffman, Max Kirkham (Secretary) and Caroline Moser (Chair). Patricia Carroll, Philip Farha and Cathy Roberts arrived later. 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. Also attended: 40 Stakeholders and guests.

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

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 24, 2018 minutes.

The following correction to the April 24, 2018 Land Use Committee Minutes was requested: page five, Item #5. c.: at the end of that Item, between the two paragraphs beginning “MOTION FAILED” and “Ms. Moser urged Stakeholders,” it should show a second vote indicating that a Motion passed by a vote of four in favor, three opposed and two abstained to accept the City Planning Dept. recommendation for the split R1-V3-RG and R1-R3-RG zoning for the Brookside community.

Committee Members Philip Farha and Cathy Roberts arrived at this time (6:47), making 11 Committee Members present (the Committee quorum was seven).

MOTION PASSED 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 “05/22/18 APRIL/MAY Early Planning Report Summaries for GWNC Area” were reviewed. It was agreed to consider the proposed citywide CEQA [California Environmental Quality Act] Amendment (Ms. Gilman, Mr. Hoffman and Ms. Moser volunteered to research it); and invite representatives of the 5123 Clinton St. project (Ms. Gilman and Mr. Herman volunteered to research it); the 985 Third St. project; and the 429 Western Ave. project.

4. OLD BUSINESS (Discussion and Possible Action)

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

a. 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.

[This Agenda Item was addressed after Item #4. c.] Copies were distributed of the Planning Dept. application and renderings. Slides were shown of site plans. Mr. Reed said “we’re still in the midst of tweaking plans; there’s not a Hearing soon . . . [we] got [Country Club Park Neighborhood Association] (CCPNA) input . . . met with [City] Planning again.” Mr. Hong described reductions in the number of units from 114 to 94, scale and density. The community deck “up over the parking” has a pool, “about street level.” Mr. Reed said it is “a little bit above the gas station.” DWP power poles are expected to remain above ground. Outside construction is expected to take 18-20 months and the project to be finished in around two years. Stakeholder Mary Jeong believed there would not be enough setback from other buildings and loss of sunlight. Resident Judith W. indicated that the CCPNA described features she believed would “give better visual context”; she did not like “extruded glazing and balconies.” ~~Ms. Moser believed the design to not be in the character of the neighborhood.~~ Ms. Moser stressed the importance of the design respecting the character of the neighborhood. There was discussion of this. Mr. Reed expects the one-bedrooms to rent at around \$2,800 per month; two-bedrooms at \$3,500 monthly. He noted that they started working on this project with CD 4 Deputy Renee Weitzer; they’re now on their fifth Deputy. He said “we’re actually over-parked.” Residents Susan Dawkins and Frances McFall believed the project to be too dense. No Motion was made or vote taken.

b. 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. a.

- c. 4653, 4653 ½, 4655, 4657 Beverly Blvd: (Discussion and Possible Action) (Tari Kuvhenguhwa, Eddie Navarrette) A CUB to allow the Zone Change sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,322 sq. ft. restaurant with 48 indoor seats and with hours of operation from 8:00 am to 1:00 am daily. ZA-2018-1943 CUB, ENV-2018-1944-CE

Copies were distributed of the Planning Dept. application. Consultant Manny Diaz and Owner/Operator/Chef/resident Chad Colby presented for Antico Restaurant, which would be next to a liquor store, a spa and a Korean restaurant. Mr. Diaz said “it’s an existing shopping center . . . [that] has 17 surface-level parking stalls that’re shared with other tenants.” The previous tenant “abandoned” the site. “This is not really a bar . . . they’re coming for the food . . . there’s no dancing or live entertainment . . . all the seating is in the middle of the building . . . the ABC [license] is for beer and wine . . . the intent is to have a full liquor license within a year or so.” Mr. Colby has been communicating with the neighbors regarding possible concerns; he indicated that the Dover Apartments neighbors support this project. He said “it’s a small Italian . . . 48-seat restaurant . . . the intension is to do a dinner service” and possibly expand the menu to include some breakfast food. “It’s a 10-year lease.”

MOTION (by Mr. Kirkham, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application for 4653, 4653 ½, 4655, 4657 Beverly Blvd. for a CUB to allow the Zone Change for sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,322 sq. ft. restaurant with 48 indoor seats and with hours of operation from 8:00 am to 1:00 am daily, ZA-2018-1943 CUB, ENV-2018-1944-CE, as presented.

MOTION PASSED unanimously by a hand vote.

5. NEW BUSINESS (Discussion and Possible Action)

- a. 856-870 S. Gramercy Drive: (Discussion and Possible Action) (Joseph Mayberg, Daniel Ahadian) Demo 3 single family residences and a small child care facility to construct a 6-story, 53-unit multifamily project over 1-level of subterranean parking. Utilizing TOC base incentives: 1. FAR, 2. Density, 3. Parking reduction and three additional incentives. 1) To allow a height increase of 22’ from 45’ to 67’ with the 6th floor stepped back from street frontages. 2) to allow 2-yard reductions of 30% to the northerly and southerly side yards from the 9’ required to 6.3’. 3) to allow a rear yard reduction of 30% from 15’ to 10.5”. 47 market rate and 6 ELI. DIR-2018-1626-TOC, ENV-2018-1627-CE.

Copies were distributed of a project document(s). Land use consultant Mr. Ahadian presented and said “this project won’t require a public Hearing.” He said there would be six low-income units and 88 parking spaces. The project was “filed about a month ago”; they “haven’t done much outreach yet.” ~~Ms. Moser requested more pedestrian-friendly ground-floor experience.~~ Ms. Moser stressed the importance of a pedestrian-friendly street experience. Mr. Gresham was concerned that “it’s in the middle of a neighborhood.”

MOTION (by Mr. Farha, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 856-870 S. Gramercy Dr. to demolish three single-family residences and a small child care facility to construct a six-story, 53-unit multifamily project over one level of subterranean parking, DIR-2018-1626-TOC, ENV-2018-1627-CE, as presented.

MOTION PASSED unanimously by a hand vote.

- 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 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.

Copies were distributed of the applications to the Planning Dept., and for a Building Permit and Certificate of Occupancy, and letters opposing the project. Representative Jorge Torres presented and said Regarding the billboard that takes up around a third of the lot that “we can’t pull out the sign yet . . . we’re going to try to build around [it] for now.” There would be “65” or “68” spaces; the City requires 34 there. The CCPNA’s Mary Jo Smith said “it’s far outscaled anything that’s there.” Sara Chon of the Wilshire Park Association (WPA) was concerned about density and pedestrian safety. WPA Past President Kat Becher and current Board Member Lorna Hennington were concerned about that, massing, lower property values, height and more. Gary Ichihara, WPA Zoning & Land Use Chair, said “it’s highly inconsistent with the historic character of our neighborhood.” There was extensive discussion of what the community can do. Resident Sue Leung was concerned about traffic safety. Next-door neighbor James Hong was concerned about loss of privacy and blocked light.

MOTION (by Mr. Gresham, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 985-991 3rd Ave. of demolition of an existing SFD for new construction, use and maintenance of six-story 51 unit apartment with 11 units set aside for low income.

MOTION PASSED unanimously by a voice vote.

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

- a. Protocols, (Discussion and Possible Action) (Caroline Labiner-Moser)
Copies were distributed of “Land Use Committee Guidelines for applicants & project representatives . . .” No Motion was made or vote taken.
- b. Possible agenda items for upcoming meeting:
- i. 5784 Melrose Ave: 7-Eleven Store (Adan Madrid) Requesting to contact us at a later date.

Mr. Kirkham reported that 7-Eleven is not ready to present.

Committee Member left at this time (9:10), making 10 Committee Members present (the Committee quorum was seven).

- ii. Wilshire Center Koreatown Neighborhood Council/Proposed Wilshire Center - Little Bangladesh Neighborhood Council: (Information only) Possible impact on GWNC. Wilshire Center-Koreatown Neighborhood Council Subdivision Town Hall Meeting was held on May 17, 2018 to discuss Wilshire Center-Little Bangladesh Neighborhood Council.

The above was noted.

- c. Next meeting, June 26, 2018 at 6:30 pm., Marlborough School, 250 S. Rossmore Avenue, Rm. 200-D, 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 and the Committee agreed to **ADJOURN** the Meeting at 9:20 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>.