



Greater Wilshire Neighborhood Council Land Use Committee

June 28, 2016

Approved by the committee on July 26, 2016

**1. WELCOMING REMARKS**

A. Call to order (James Wolf).

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, June 28, 2016, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:43 p.m.

b. Roll Call and Seating of New Committee Members (Philip Farha).

Mr. Wolf called the roll. Seven of the 14 Committee Members were present at the Roll Call: Rory Cunningham, Karen Gilman, John Gresham, Dick Herman, Joseph Hoffman, John Perfitt and James Wolf. Julie Stromberg arrived later. Six Committee Members were absent: Patricia Carroll, Philip Farha, Mike Genewick, Sue Horwitz, Caroline Moser and Barbara Savage. The GWNC Land Use Committee quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) is eight, 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. Fourteen Committee Seats were filled (by election or appointment). [To apply, see <http://greaterwilshire.org/wp-content/uploads/2015/10/GreaterWilshireBylawsApproved2014.pdf>.] Also attending: at least 44 Stakeholders and Guests.

c. Election of new Committee Secretary.

There were no nominations at this time.

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

Margaret Taylor announced the “Veterans Initiative” to help veterans.

*Committee Member Julie Stromberg arrived at this time, making a quorum of eight Members present. Now the Committee could take binding votes on Agendized Items.*

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

A. Review and adoption of May 24, 2016 Minutes

**MOTION** (by Mr. Gresham, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its May 24, 2016 Meeting as written.

**AMENDMENT to the MOTION:** One correction was made to what was copied from the May 24<sup>th</sup> Agenda: on page four, Item #4. E., delete “(5032? 5036?).”

**AMENDED MOTION PASSED** by a voice vote; zero opposed; zero abstained.

B. Review of Early Planning Report for possible future agenda items

Copies were distributed of and the Committee reviewed the “6/28/16 Early Planning Report Summaries for GWNC Area.” Ms. Gilman requested and Mr. Wolf agreed to Agendize the projects at 421 S. Wilton; 507 N. Sycamore; 703 N. McCadden; 5019 W. Maplewood; and the “Citywide” Code Amendment to Add Six New Single Family Zones to the Zoning Code.

4. **Old Business** (Discussion and Possible Action)

[Note: Items in italics, below, were unconfirmed at publication and may be postponed until a later date.]

- a. 712-718 N. Hudson Ave - (Discussion and Possible Action) (Alex Sobles, Leo Chan and John Friedman) Follow-up presentation of Tentative Tract Map and density bonus for a 23-unit condominium project.

Copies were distributed of photos, a landscape plan, renderings and elevations. Mr. Friedman explained the project on the third and fourth lots north of Melrose. They are asking for a height increase from 45’ to 56’, five floors instead of four, and a Floor Area Ratio increase to 3.4. By right, they can build 17 units; they want to build 21 units including two very-low-income. Mr. Sobles described a planned “low water-consuming plant palette.” They noted design revisions made per Committee feedback in May, including “more projecting terraces.” There would be 51 parking spaces at two spaces per unit, below the minimum City code of 2.25 spaces per unit. The single driveway “will have a gate at the bottom of the ramp.” They would add four trees, making six total.

**MOTION** (by Ms. Stromberg, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Application for a Tentative Tract Map and density bonus for a 23-unit condominium project at 712-718 N. Hudson Ave.

**DISCUSSION:** Mr. Friedman indicated they have not yet met with neighbors; July 1<sup>st</sup> they will meet with City Council District Four.

**MOTION PASSED** by a hand vote with five in favor; one opposed; one abstained; Chair Mr. Wolf did not vote.

- b. *117 N. Manhattan Place - (Discussion and Possible Action) (Taik Kim) 8-unit SLS, 10K square feet, 15-foot front setback, 5-foot side and rear setbacks. Neighbors and Committee Members urged him to consider revisions, meet with neighbors and return with updates. In February Mr. Kim and he said they have not yet made any revisions. Not ready for 2-23-2016 mtg. Presented at the March LUC Committee Members asked that changes be noted in Application docs and that developers do neighborhood outreach before returning for a vote. No hearing scheduled. ENV-2015-3922-EAF, VTT-73902-SL.*

No presenter was present; no presentation or Motion was made or vote taken.

- c. 953 S. Citrus Ave - (Discussion and Possible Action) (Oscar Chun). Subdivision of a single-family parcel to 2 single-family parcels. Application to build a second house on the property. Applicant appeared at May meeting to present but had not reached out to the neighborhood. Sycamore Square Assn. has provided letter in opposition. This is an EXPEDITED PROCESSING APPLICATION REQUEST.

Mr. Chan, the owners' son, said he will meet July 3<sup>rd</sup> with the Sycamore Square Neighborhood Association (SSNA) and outreach to neighbors. Stakeholder Robert Setica opposed the zone change request from R-1 to multi-family, noting there already are two "McMansions" on the block. Stakeholder Elizabeth Fuller, SSNA Secretary, reported that the SSNA opposes the Application "for lack of information." She was concerned about "increasing densification . . . this could set a precedent" and that they "could end up with four units on the lot." Stakeholder Stanley Genser opposed it, saying "access will create a dangerous condition" and "more density on substandard lots." Stakeholder Charla Gardner said "that's not what our street was designed for." Mr. Chun said a City Planner said there could be a Hearing in mid-August.

**MOTION** (by Ms. Stromberg, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Sycamore Square Neighborhood Association Motion to oppose the subdivision of a single-family parcel to two single-family parcels at 953 S. Citrus Ave.

**MOTION PASSED** unanimously by a hand vote with seven in favor; zero opposed; one abstained; Chair Mr. Wolf did not vote.

- d. 924 S. Mansfield Ave - (Discussion and Possible Action) (David Shaw) Wall has apparently already been built, and owner is trying to legalize it after the fact. Sycamore Square Neighborhood Association has requested that the owner be invited to an LUC meeting to make his case. Builder of the fence has applied for a permit and variance to legalize it.

Mr. Shaw said "the Planning Department said the project 'will have no deleterious effect on the environment.'" He presented neighbors' signed support letters. Ms. Fuller invited him to meet with the SSNA, giving him a time and address, and explained SSNA opposition. Ms. Gardner stated that "over-height fences decrease visibility" and are a safety hazard; she noted that new developers are adhering to the Zoning Code. Mr. Shaw said a Hearing will be held July 14<sup>th</sup>.

**MOTION** (by Mr. Cunningham, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the Variance application for an over-height fence at 924 S. Mansfield Ave.

**MOTION PASSED** by a hand vote with six in favor; one opposed; one abstained; Chair Mr. Wolf did not vote.

- e. 520 N. La Brea Ave - (Discussion and Possible Action) (Kyoshi Graves) CUB for sales of full line of liquor for on-site consumption at the existing Lyric Theatre. Applicant attended

LUC meeting in 2015 to explore the idea and seek input on possible issues - also considering a dance club.

Copies were distributed of elevations and more of the 4,200-square-foot facility operated since 2007 as a Theatre. Maximum occupancy is 318 patrons. Mr. Graves explained the intensions of the liquor service. He said an acoustic engineer studied and the “sound levels were within legal limits”; still, they will have “further sound measures.” Neighbors have not been contacted. They use the parking lot on the southeast corner of Melrose and Sycamore; Mr. Wolf noted multiple users of that lot and that the Theatre only has three single-occupancy bathrooms. Mr. Graves stated that “we would not contract with any [valet] company that would street-park cars . . . that would be a non-starter for us.” A Theatre representative said they are improving ADA compliance and described other “circulation” improvements. Their Security Manager indicated they have around five security guards, depending upon the event. No Motion was made or vote taken.

*Committee Member Julie Stromberg recused herself and left the room at this time, making seven Committee Members present (the Committee quorum is eight).*

- f. 5555 Melrose Ave, Paramount Studios - (Discussion and Possible Action) (Andrea Ceragioli and Sharon Keyser) Master Plan for Long term expansion project (over 10 Years).

Ms. Keyser showed slides, presented and said they are “continuing to get input from the community” about the 62-acre project. Two of the buildings are south of Melrose in the GWNC area and have ten-foot setbacks. She said they each have a “solid wall” on their south sides “to minimize sound” to the residences on the other side and that “we are proposing a digital format” of movie posters on building sides and described light mitigations. She said they have an “intensive traffic mitigation plan” that identified “five areas of potential cut-through traffic, but none of them south of Melrose.”

Stakeholder Chris Shanley believed building heights “especially along Melrose” are “out of character for the surrounding area” and was concerned that “no historic design applications have been filed.” Stakeholder Mary Ann Biewener opposed the proposed 12,000 square-foot digital signage. Stakeholder Maggie Pena was concerned about buildings’ size and design, saying there are “no setbacks on the current property on Gower”; she wants the parking to be underground. Mr. Wolf noted opposition letters from the Larchmont Village Neighborhood Association and the Hancock Park Homeowners Association.

Ms. Keyser indicated there is no need for historic designations and that they will have “landscaping treatments” and “material treatments” to address concerns. She explained that there would be two Studio Historic Districts for which “we have to save 60% of those” buildings and that “each building that would be saved is delineated.” Mr. Cunningham wanted the RKO Studios globe saved where it is on Gower; Ms. Keyser indicated that probably is not possible due to the globe’s instability. Mr. Wolf noted that the Committee could not vote because no quorum was present, but that the Committee will report to the Board. No Motion was made or vote taken.

*Committee Member Julie Stromberg returned to the room at this time, making eight Committee Members present (the Committee quorum is eight).*

- g. *700-716 S. Manhattan Pl, 701-711 S. Western Ave and 3814 W. 7th St. - (Discussion and Possible Action) (Garrett Lee and Donna Shen Trip) first presented 11/14 New Density Bonus application for a new 2-story, 40 unit mixed use project. Developers have been invited to present several times. Letter of determination approving Density Bonus. We have called to invite them to 4 consecutive meetings. No Response. Therefore, we recommend a vote opposing the project until and unless a formal presentation is made.*

Stakeholder James Young believed that the project violates the California Environmental Quality Act since it has no Environmental Impact Report. He was concerned about traffic and density.

**MOTION** (by Mr. Gresham, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the Density Bonus application for a new 2-story, 40 unit mixed use project at 700-716 S. Manhattan Pl., 701-711 S. Western Ave. and 3814 W. 7th St. until and unless a formal presentation is made to the Committee.

**MOTION PASSED** unanimously by a hand vote with seven in favor; zero opposed; one abstained; Chair Mr. Wolf did not vote.

- h. *800 S. Lorraine Ave. – (Discussion and Possible Action) (Kamran Khoubian) There are 2 applications for this address. One is for an New 3-story, 11-unit apartment building on vacant lot and the other is for narrowing the street from 40 ft. to 33 ft. This is an HPOZ area but the HPOZ would like GWNC to weigh in on this.*

Stakeholder Flora Bautista opposed the project, saying “it is already too large . . . I don’t think it fits our preservation plan.” Stakeholder Ros Strotz opposed it, believing it violates “Q” conditions. Stakeholder Richard Hoffman noted the proposal is much bigger than their average neighborhood lot size. Mr. Wolf clarified that “we’re not advising the HPOZ.” The developer’s Civil Engineer Kamran Kazemi clarified that “we will not be constructing a condominium on this property . . . we will be dedicating and widening Lorraine . . . by eight feet.” There would be two to 2 ½ lanes each way. He stated that “the Bureau of Engineering is requiring us to widen” Lorraine; “we’re not going to be touching Eight Street . . . they will not let us touch it . . . the location of the curb will not change . . . the sidewalk’s going to stay the same.” He indicated that, by right, they can build 15,000 square feet without a 35% density bonus, though they only are building 12,000 square feet. It would be three stories with no balconies on neighbors’ sides. He said “we are allowed to have 13 units; we are proposing only eleven.” There would be subterranean parking.

Copies were distributed of renderings and a site plan. The architect said there would be a 25-foot “setback from Lorraine . . . exactly per zoning Code.” Mr. Wolf was concerned that the City encouraged access on Lorraine instead of on Eighth because their priority is traffic movement, not the impact on residents. Ms. Strotz believed that “the DOT has not made any decision on the placement of the driveway . . . the residents are against widening” Lorraine. Stakeholder Scott Lander was concerned about traffic on Lorraine and compatibility with the HPOZ.

**MOTION** (by Mr. Perfitt, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board approve the applicant's request for a Vesting Tentative Tract Map as presented but encourages the City not to widen Lorraine.

**MOTION PASSED** by a hand vote with four in favor; three opposed; zero abstained;.

i. Small Lot Subdivision - Code Amendment and Policy Update.

No Motion was made or vote taken.

**5. New Business** (Discussion and Possible Action)

- a. 703 N. McCadden Place - (Discussion and Possible Action) (Andy Simhaee and Daniel Pourbaba) Vacant Lot. Intent is to subdivide into two lots and to build a Duplex on each lot in an R2-1XL zone. EXPEDITED PROCESSING SECTION application. ENV-2016-1964-CE, AA-2016-1963-PMLA.

Mr. Simhaee, a Civil Engineer, presented about the 5,000 square-foot former Christmas tree lot. Mr. Pourbaba explained the lot plan. Don Hunt, President, South Hollywood Neighborhood Association (SHNA), said they have not met with or seen the developer's plans. Mr. Wolf encouraged talking with the neighbors. A Hearing probably will be held by September. Mr. Wolf requested and it was agreed to TABLE this Item. No Motion was made or vote taken.

- b. 421 S. Wilton Place - (Discussion and Possible Action) (Johnathan Dilworth and Margaret Taylor) Single Family Residence to 4-unit small lot homes. Demolition of existing SFD and construction of four small lot homes on a 6,625 Square foot lot in the R3-1 Zone. Applicant requests approval of a 4-unit Small Lot Single Family Parcel Map Subdivision in the R3-1 Zone Owner and Architect scheduled 2 open house meetings and invited the neighborhood to attend (5/18 and 5/21/16). This is an EXPEDITED PROCESSING SECTION APPLICATION with a 7-11-16 recommendation date. AA-2016-1798-PMLA-SL.

Copies of an extensive information packet were distributed. Ms. Taylor said they did 500-foot notifications and that "we're not asking for any deviations from the Code." Architect Danny Cerezo indicated there would be 15-foot front and rear setbacks and described design features "to make sure we're compatible." A 45-foot height is allowed; the homes would be 43 feet high. Driveways would be off Wilton. The owner, Mr. Dilworth, said he has talked with neighbors except for the house behind, which may have "out-of-country" owners they have not met to whom letters have been sent with no response. Ms. Taylor indicated a Hearing date of September 7<sup>th</sup>. Mr. Wolf requested and it was agreed to TABLE this Item for the developer to present again [July 26<sup>th</sup>]. No Motion was made or vote taken.

- c. 315-317 N. Sycamore Ave - (Discussion and Possible Action) (Joseph Pazcoguin) Convert existing 4 units apartments to 4 units condominium existing detached garage with 4 parking spaces+1 existing open parking. [Q]R3-1 zone, ZI 2443 (ICO), AA-2015-3688-PMLA.

Copies were distributed of site plans. Mr. Pazcoguin presented about the two-story building for which they only are asking for entitlements. They would make cosmetic, not structural, changes upon the conversion.

**MOTION** (by Mr. Hoffman, seconded by Mr. Perfitt): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the conversion of an existing four-unit apartment building to a four-unit condominium with an existing detached garage with five existing parking spaces at 315-317 N. Sycamore Ave., and for the information package to show laundry facilities and correct elevation compass designations.

**MOTION PASSED** unanimously by a hand vote with seven in favor; zero opposed; zero abstained.

- d. 813 N. McCadden Pl - (Discussion and Possible Action) (Justin and Natalie Maghen) Parcel Map to change 1 lot to 4 small lots and a height adjustment to allow building height of 34 ft. in lieu of 30ft allowed in the RD1.5 -1XL zone. App has met with the Neighborhood Assoc. RD1.5-1XL, ZI 2443 (ICO), AA-2016-1474-PMLA.

Owner Mr. Maghen presented. They bought the property, which was built in 1923, in February. He said they are “trying to figure out how to blend in with the neighbors”; the design “is a work in progress.” It is surrounded by multi-unit buildings. There would be a 15-foot setback in front; the north side setback would be five feet. He will continue to talk with the South Hollywood Neighborhood Association (SHNA). He was told the Hearing will be “late September, early October.” Stakeholder Nadia Villarreal said that Mr. Maghen has not presented to the SHNA and asked that this be Tabled. Mr. Hunt indicated it would be the tallest building in the neighborhood and started as two lots. Mr. Maghen said the extra height would be a “railing.” Mr. Wolf noted that railings are not a by right privilege. Ms. Stromberg encouraged more landscaping. Mr. Wolf encouraged talking with neighbors. No Motion was made or vote taken.

- e. Affordable Housing Bill Cuts CEQA - URGENT ACTION NEEDED (Discussion and Possible Action).

No Motion was made or vote taken.

- f. HPOZ Ordinance Proposed Revisions - (Discussion and Possible Action).

No Motion was made or vote taken.

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

- a. Transportation Committee Liaison Report (Stromberg)  
Update on local transportation issues GWNC is monitoring.

No report or Motion was made or vote taken.

**7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS**

- a. Possible agenda items for upcoming meeting:  
i. 115 S. St. Andrews Place – (Discussion and Possible Action) (J. Edward Smith and Norm Felter) The property has been demolished and there is a large hole. The only

thing we had was a Haul route for proposed 3-story, 8-unit apartment building. No application has come to us as yet but construction has begun.

- ii. 3607 W. Olympic Blvd. - (Discussion and Possible Action) (Lazlo Faerstein)  
Application for a Tentative Tract Map to build a 6- unit Small Lot Subdivision project. Applicant came to March meeting but was not prepared to present. He has been invited to come back but now is hiring a new team and starting the project from the beginning. We will contact in September, 2016.
- iii. 507 N. Sycamore Ave. Demolish Duplex to construct a New 6-SLS w/Zoning Administrative Adjustment of 14% for the height of the railing. The project involves Multiple Approval Requests. Wants to come in July.
- iv. 518 N. Gramercy Place – Density Bonus application for a 4-story 65-unit Apartment Building with subterranean garage.
- v. 5030 W. Rosewood Ave (Discussion and Possible Action) (Dan Daneshrad). This address had a Density Bonus Application for a 22-unit development, which was terminated last year at the request of the developer. Since then the project has had the address 5030 -5032 associated with it, but a Zimas search shows no new applications or case numbers. Developer does have an excavation permit that requests excavating within 0.3’ (3/10ths of a foot) from the lot line. As of 4-18-16 no new entitlement applications have been filed. NOTE: Mr. Daneshred says he is not sure what he is going to do with the property – possibly will restore the 2 houses on the property and rent them. Check back in July.
- vi. 612 S. Norton and 4055 W. Wilshire Blvd. - Updates on plans for townhouses and condominiums
- vii. 7000-7024 W. Melrose Ave - Density bonus with on-menu incentives for a 40- unit, 2-story residential development.
- viii. 632 S. Arden Boulevard – Existing 2,569 sf single-story residence in an HPOZ to add 623 sf to the first floor and a 22 ft. high second floor with 1,502 sf of second floor addition. Total completed sf will be 4,693.

b. Next meeting, July 26, 2016 at 6:30 pm

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

See above Item #3. B.

## **9. ADJOURNMENT**

**MOTION** (by Mr. Hoffman, seconded by Mr. Perfitt): to **ADJOURN** the Meeting.

**MOTION PASSED** with zero opposed.

The Meeting was **ADJOURNED** at 11:22 p.m.

Respectfully submitted,

David Levin

Minutes Writer

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

<http://www.greaterwilshire.org/site/site/?q=node/580>.