



Greater Wilshire Neighborhood Council
Land Use Committee Meeting, July 26, 2016
Approved by the committee on August 23, 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, July 26, 2016, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:36 p.m.

b. Roll Call and Seating of New Committee Members.

Mr. Wolf called the roll. Eight of the 14 Committee Members were present at the Roll Call: Rory Cunningham, Karen Gilman, John Gresham, Dick Herman, Joseph Hoffman, John Perfitt, Barbara Savage and James Wolf. Six Committee Members were absent: Patricia Carroll, Philip Farha, Mike Genewick, Sue Horwitz, Caroline Moser and Julie Stromberg. 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 the Committee could take such votes. No new Committee Members were Seated. Fourteen 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&dlt=su46~>.] Also attended: 21 Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Stakeholder Mary Ann Biewener thanked the Committee for its action regarding the Paramount project.

3. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Review and adoption of June 28, 2016 Minutes.

MOTION (by Mr. Hoffman, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its June 28, 2016 Meeting as written.

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 Committee reviewed the “07/26/16 Early Planning Report Summaries for GWNC Area.” There was discussion of and Mr. Wolf will Agendize the 667 N. Wilton Pl. project for the next Meeting.

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. 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.

Copies were distributed of renderings and other documents. Architect Simon Park displayed a three-dimensional model and presented the proposed eight-unit small-lot subdivision project. He described design changes since their previous presentation. He said “we walked around the neighborhood” and renters “didn’t really care what’s happening with this property”; they are trying to contact other neighbors. The Hearing will be in October. 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) (Margaret Taylor and Jonathon Dilworth) Presented at the June LUC and were asked to come back in August. Since that meeting, a hearing date of 09/07/2016 was set. Application is for a single family residence to be demolished and 4 small lot homes on a 6,625 Square foot lot in the R3-1 Zone. The committee requested and the developer agreed that they come back in July. AA-2016-1798-PMLA-SL, ENV-2016-1799-CE.

Copies were distributed of aerial views, photos and site plans. Ms. Taylor presented. Architect Danny Cerezo displayed renderings and described changes since their previous presentation.

MOTION (by Mr. Hoffman, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Application for a single family residence to be demolished and four small lot homes on a 6,625 Square foot lot in the R3-1 Zone as presented including revisions.

DISCUSSION: Owner Mr. Dilworth said they contacted three neighbors who supported.

MOTION PASSED unanimously by a hand vote; zero opposed; zero abstained; Chair Mr. Wolf did not vote.

- c. 703 N. McCadden Place - (Discussion and Possible Action) (Andy Simhaee and Daniel Pourbaba) Vacant Lot. Application to subdivide into two lots and build a Duplex on each lot in an R2-1XL zone. ENV-2016-1964-CE, AA-2016-1963-PMLA. The committee encouraged outreach to the neighbors before returning. Hearing date of 09/07/2016.

Copies were distributed of aerial photos and renderings. Mr. Pourbaba said he discussed the project with Don Hunt, President, South Hollywood Neighborhood Association (SHNA). He described design features of the less-than-30' height project at Melrose. They would lower the wall along Melrose from six feet to three feet. Mr. Gresham believed "it's completely out-of-character for the block." It was noted that the Hearing "will be for the subdivision"; it's not a Plan Approval. Mr. Wolf requested and it was agreed to TABLE this Item to the August Meeting. Mr. Pourbaba will further discuss it with Mr. Hunt. No Motion was made or vote taken.

- d. Small Lot Subdivision - Code Amendment and Policy Update - (Discussion and Possible Action) Comments to the SLS Code Amendment and Policy Update are due by August 8, 2016.
Ms. Gilman updated.

MOTION (by Ms. Gilman, seconded by Mr. Perfitt: The Greater Wilshire Neighborhood Council Land Use Committee reaffirms its position on the Small Lot Subdivision Code Amendments and will re-send the March 22, 2016 letter.

MOTION PASSED unanimously by a hand vote.

5. NEW BUSINESS (Discussion and Possible Action)

- a. 507 N. Sycamore Ave.- (Discussion and Possible Action) (Karman Kazemi and Daniel Farasat) Demolish Duplex to construct a new 6-unit SLS with entitlements to allow height of 33.5 ft in lieu of 30 ft allowed in height district 1XL (14% for height of railing).
Hearing date of 09/07/2016.

Copies were distributed of renderings, site plans and elevations. Architect Jay Vanos presented and displayed a site plan and renderings. He described the project and surrounding properties. Theirs is around 9,000 square feet and 180' deep. Units would be 1,400-1,800 square feet. The 3 1/2' of additional height is "as far back form the street as possible."

MOTION (by Mr. Herman, seconded by Ms. Savage): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board approve the project as submitted.

MOTION FAILED by a hand vote with 3 yes; and 4 No

- b. 5019 W. Maplewood Ave - (Discussion and Possible Action) (Taik Kim) 5 – unit condominium with 10 parking spaces and 1 guest parking space. This is an EXPEDITED PROCESSING SECTION Application VTT Map No. TT-74229- CN, ENV-2016-2158-EAF.

Copies were distributed of a Filing Notification, Subdivider's Statement, photos and Tract Map. Civil Engineer Taik Kim described the project, a 50' by 155', approximately 7,800

square foot lot that has a single-family home on it. “Huge apartment complexes” are around it. They are not asking for any entitlements. No Hearing was set.

MOTION (by Ms. Savage, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board not support the project as presented and recommends to the developer to research other projects that have front-facing facades.

MOTION PASSED unanimously by a hand vote; zero opposed; zero abstained; Chair Mr. Wolf did not vote.

- c. 743 N. June Street – (Discussion and Possible Action) (Kyle Bui) Current house is a 12 feet tall single family home about 1,146 sq. ft. w/3bedrooms (2 Jack & Jill) and one bath. Detached garage at the back of the house. Proposed project is to maintain the height of 12 feet but to build out 432 sq. ft. to the back of the house which will make the house 1,578 sq. ft. This is in an ICO area and Applicant has a Hardship Application #14-0656-S27.

Copies were distributed of floor plans and three neighbors’ support signatures. Owner Mr. Bui explained that he bought the two-bedroom home built in 1914 six weeks ago. The lot is 50’ by 127’, around 6,300 square feet. There is an existing 25-foot setback. The “mega-mansion” in back is co-owned and no support signature was available. The South Hollywood Neighborhood Association supports his project.

MOTION (by Mr. Perfitt, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the hardship application for 743 N. June Street.

MOTION PASSED by a hand vote with one opposed (Wolf); two abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes).

- d. 5030 W. Rosewood Ave (Discussion and Possible Action) (Dan Daneshrad) New 4-story, 22 unit apartment building with 1 level sub garage. Entitlements: Density bonus with 2 units (10%) set aside for Very Low Income units. DBS issued permits for Bldg, HVAC, Plumbing, Demolition, Grading, and Shoring on July 6, 2016. LADBS permit #: 15010-10000-00984, 15044- 20000-08036, 15042-20000-15991, 15019-10000-02618, 15030-10000-01606, 15020-10000-00656.

Mr. Hoffman said “this is already in process.” Mr. Wolf requested and it was agreed to TABLE this Item. No Motion was made or vote taken.

Committee Member John Gresham at this time (9:02), making seven Members present, one short of the Committee quorum of eight.

- e. Affordable Housing Bill Cuts CEQA - (Discussion and Possible Action)
Mr. Wolf requested and it was agreed to TABLE this Item.

- f. HPOZ Ordinance Proposed Revisions - (Discussion and Possible Action) (Karen Gilman)
Public comment deadline is August 11, 2016.
Ms. Gilman will further research this

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

- a. Transportation Committee Liaison Report (Stromberg)
Update on local transportation issues GWNC is monitoring.
Ms. Stromberg was absent; there was no report.

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

- a. BMO/BHO Report – (Karen Gilman) Commission Approves Sweeping Restrictions to Curb Mansionization in LA.
Copies of information were distributed. Ms. Gilman reported that this is going to the City PLUM Committee.

- b. Possible agenda items for upcoming meeting:

- i. 953 S. Citrus Ave – Application for a subdivision of a single-family parcel to 2 single-family parcels. Application to build a second house on the R-1 property.

- ii. 924 S. Mansfield Ave - Wall has already been built, and owner is trying to legalize it after the fact.

- iii. 3607 W. Olympic Blvd. - (Discussion and Possible Action) (Lazlo Faerstain)
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.

- iv. 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

- v. 612 S. Norton and 4055 W. Wilshire Blvd. - Updates on plans for townhouses and condominiums

- vi. 7000-7024 W. Melrose Ave - Density bonus with on-menu incentives for a 40- unit, 2-story residential development.

- vii. 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.

- viii. 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.

ix. 5555 Melrose Ave, Paramount Studios - Master Plan for Long term expansion project (25 Years)

x. 518 N. Gramercy Pl – Applicant is filing a new application and wants us to contact him in September or October.

xi. 115 S. St. Andrews Place – Applicant is out of town on a emergency.

c. Next meeting, August 23, 2016 at 6:30 pm
Mr. Wolf noted the above.

8. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS.

There were no requests at this time.

9. ADJOURNMENT

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

MOTION PASSED; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 9:16 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>.