



Greater Wilshire Neighborhood Council  
Land Use Committee Meeting Minutes, Tuesday, October 23, 2018  
Approved November 27, 2018

**1. WELCOMING REMARKS**

a. Call to order (Max Kirkham)

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, October 23, 2018, at Marlborough School, Collins Room – D200, 250 S. Rossmore Ave., Los Angeles, CA 90004. Secretary Max Kirkham called the meeting to order at 6:39 p.m.

b. Roll Call (Cathy Roberts)

Seven of the 12 Committee Members were present at the Roll Call: Rory Cunningham, Philip Farha, Karen Gilman, John Gresham, Dick Herman, Max Kirkham (Secretary) and Cathy Roberts. Patricia Carroll arrived later. Mike Genewick, Caroline Moser (Chair), 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 12 filled Committee Seats, or seven Members, so the Committee could take such votes. [To apply to become a Member, see [www.GreaterWilshire.org](http://www.GreaterWilshire.org)]. Also attended: 41 Stakeholders and guests.

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

There were no public comments at this time.

*Committee Member Patti Carroll arrived at this time (6:42), making eight Committee Members present (the Committee quorum was seven).*

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

a. Review and adoption of September 25, 2018 minutes

Mr. Herman believed that the page two, Item #4. a. Motion recommendations were not all what the Committee voted to pass. It was agreed to TABLE approval of the Minutes.

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

Copies were distributed of and the “Entitlement Applications Received by Department of City Planning . . . 09/30/2018 to 10/13/2018” were reviewed.

**4. OLD BUSINESS** (Discussion and Possible Action)

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

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

- a. 545 S. Gramercy Place: (Discussion and Possible Action) Clayton Przekop) Appealing a previous administrator decision to deny a variance to allow a commercial use in a residential zone.

Copies were distributed of “Proposed Conditions for 545 Gramercy Home Occupation,” and site and floor plans. Mr. Przekop indicated that he is the new project representative and requested that no action be taken at this meeting. He stated that “this is a fairly contentious project . . . she thought it was a commercial zone.” He believed that what the occupant is doing qualifies as a “home business . . . the owner would like to preserve it as a single-family home . . . it’s an R-4 in a TOC Tier 3 . . . we have more than ample parking.” Emma Howard, Planning Deputy for L.A. City District Four Councilman David Ryu (213-473-7004; Emma.Howard@LACity.org; <http://CD4.LACity.org>), reported that “this was a previously-approved medical use . . . adult daycare . . . there’s a conversation to eliminate the concrete in front . . . the owner is willing to communicate . . . Rob’s [Fisher, Deputy for L.A. City District Four Councilman David Ryu (323-957-6415; Rob.Fisher@LACity.org; <http://CD4.LACity.org>)] on it.” Mr. Przekop said “my conditions are the ‘Home Occupational conditions’ . . . [accounting] is an allowed use . . . I want to condition this . . . to alleviate” a problem. He offered to be contacted. Next door neighbor Terry Sorenson opposed the variance, saying “it’s totally been a nuisance . . . moving lot lines . . . smokers.” He believed the owner’s mother is living there only to qualify the use as a “home.” No Motion was made or vote taken.

- b. 947 S. Norton Avenue: (Discussion and Possible Action) Ron Ikejiri) Request granting of CUP for commercial parking lot with full time valet parking attendants during business hours. Permit the existing maximum height of 6 ft. fence in the front yard with zero (0) set[b]ack for an existing fence. ZA-2018-5491-ZAA-F, ENV-2017-4918-CE.

See below Item #4. b.

- c. 946 S. Norton Avenue: Same as 947 S. Norton Case No. ZA-2018-5563-ZAA-F  
Copies were distributed of a project documents. It was noted that the Committee previously supported this. The Zoning Administrator indicated that the 15-foot setback needs adjustment. The zoning is R-1. Across the street is a six-foot see-through fence at a zero-foot setback. Mr. Gresham noted that “this is a conditioned use” and that the Applicant has “acted with good intentions.” The Owner is willing to remove the two pole signs to be consistent with R-1 zoning and said “we’re not asking for any change.”

**MOTION** (by Mr. Gresham, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee reaffirms its April 11, 2018 support and supports the Zoning Administrator’s adjustment and determination to allow the existing height and setback of the fences at 946-947 S. Norton Ave.

**MOTION PASSED** unanimously by a hand vote.

- d. 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.

See below Item #4. e.

- e. 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-DBSPR, ENV-2018-618-EAF. Density Bonus Site Plan Review. The Manhattan Project II.

Mr. Reed displayed project photos and renderings and said “we’ve been working with CD4 and CD10 . . . the design and how it fits into the neighborhood . . . both projects were eight stories.” The Country Club Park and Country Club Heights neighborhoods objected to the project’s density, height and coloring. He said “the height went from 95 feet to 84 feet on both buildings . . . we’re parked above Code in both buildings.” Project Architect Brian described the design and said “we went to a softer coloring . . . we will have more trees on our landscape . . . mature trees.” Studio apartments are expected to rent for \$500-\$550 per month and one-bedrooms for \$800-\$850 per month. Ms. Howard said “we’ve been working very collaboratively with the residents . . . all of the design elements were community-driven . . . there will be commercial.” Resident Judy Reidel preferred non-glass balconies. Judith Wyle of Country Club Park preferred “a more neutral, less high-contrast” design. Ms. Roberts encouraged “breaking up the massing.”

**MOTION** (by Mr. Herman, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project at 3323 W. Olympic Blvd and 970-996 S. Manhattan Pl. & 3323 W. Olympic Blvd and 975-987 S. Manhattan Pl. as presented and with conditions as confirmed by City Council Districts Four and Ten.

**DISCUSSION:** Resident Frances McFall believed that project support by the Committee was “a forgone conclusion.” Mr. Kirkham urged everyone to understand “what a Transit-Oriented Community [TOC] is.”

**MOTION PASSED** by a hand vote with seven in favor; one opposed (Gresham); zero abstained.

- f. 117 N. Manhattan Place: (Discussion and Possible Action) (Rory Cunningham) Project was built with the original plans that were presented to LUC not the plans that LUC supported and the Board voted to approve.

Mr. Cunningham explained that the project that was built “that had nothing to do with what was” supported. There was extensive discussion of what can be done. Ms. Howard offered ideas and will research it.

- g. 845 S. St Andrews Place: (Discussion and Possible Action) (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.

Copies were distributed of project documents. Mr. Khazani and Sam Ghenoumi presented. Mr. Khazani described the project. Thirteen parking spaces are required; they are providing 21 spaces. They can build 33 units but only are building 25 units. The project has electric vehicle chargers and stormwater capture, for which Mr. Kirkham and Ms. Roberts soon thanked them. Committee Members requested contextual renderings, noted

different designs of nearby buildings and the project's undesired white color. Ms. Roberts requested "a little bit more landscaping." No outreach has yet been done. Mr. Khazani stated that "we're more than happy to do that . . . we prefer to have them on board" and will outreach in Country Club Heights. No Hearing is needed because it is a TOC project. Mr. Ghenoumi said "it is by no means a final project."

**MOTION** (by Mr. Cunningham, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 845 S. St Andrews Pl. as presented.

**MOTION PASSED** unanimously by a hand vote.

*h. 5123 W. Clinton Street: (Discussion and Possible Action) (Gavin McKiernan) Present use: Duplex. One Lot Subdivision into two Condominiums. Project is already under construction. AA-2018-2625-PMLA-CN, ENV-2018-2626-CE.*

No presenter was present. Ms. Gilman reported that the developer presented to the Larchmont Village Neighborhood Association. No Motion was made or vote taken.

**5. NEW BUSINESS** (Discussion and Possible Action)

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

a. CF17-1311, "State of Street Related Infrastructure Programs in Los Angeles.": *(Discussion and Possible Action) (Laila Alquresh). Executive Summary CF 17-1311.*

*[This Agenda Item was addressed after Item #5. j.]* Laila Alquresh (Laila.Alquersh@LACity.org) presented slides, spoke about and copies were distributed of the "State of Street Related Infrastructure Programs in Los Angeles." She described challenges of governing infrastructure programs. Twelve different agencies govern the average Los Angeles street. Approximately \$500 million in street-related projects are backed up. There are "200 different utility providers." Street-related projects are tracked "by pen and paper" and planning for them only is annually done, not multi-year.

b. 222 N. Manhattan Place: *(Discussion and Possible Action) (Varoosh Abedi, Arman Gharai). Demolition Pre-inspection Application No. 18019-20000-04771/B18VN-16576.*  
No presenter was present. It was agreed to TABLE this Item.

c. 512 S. Van Ness Avenue: (Discussion and Possible Action) (Craig Frye). Demolition Pre-inspection Application No. 18019-10000-04367.  
Copies were distributed of the "Notice of Proposed Demolition." Mr. Frye reported that the 1911 home was "identified as a historic property" in the Windsor Square HPOZ; some work was done without Permits, including four bathrooms instead of two. He said "most of the historic items" already have been removed and that "if there is anything salvageable, we want to do that . . . everything we're going to be doing is by right." An estimated \$200,000 is needed for termite removal, not including in the roof or floors. Neighbor Angie Szentgyorgyi wanted the design to conform to the neighborhood. Mr. Frye said they will do outreach; "we want to be part of the community." Owner David agreed.

**MOTION** (by Mr. Cunningham, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board refer the

project at 512 S. Van Ness Ave. to the Windsor Square HPOZ (Historic Preservation Overlay Zone) and report back to this Committee.

**MOTION PASSED** unanimously by a hand vote.

- d. 639 N. Larchmont Blvd.: (Discussion and Possible Action) (Lisa Bonbright, Mark E Lehman) Café Gratitude. Conditional Use Permit to allow the sale and dispensing of beer and wine in conjunction with a restaurant with indoor and outdoor seating with hours from 7:00 am to 11:00 pm daily. No off-site alcohol sales. ZA-2018-4762-CUB, ENV-2018-4763-CE.

Mr. Lehman presented and said the Café has been open since 2010 with “no issues.” The CUB was issued in 2010. The Café is “100% vegetarian” and “we have no bar area . . . we’re happy with all our conditions.” Ms. Gilman described parking challenges. General Manager Anthony Recos indicated that he has not known of any parking issues since July 2017; both upstairs and downstairs parking is open. Mr. Gresham noted and relayed that, up to around two years ago, a parking gate was closed and cars stack-parked. Mr. Lehman said “our neighbors all support us.”

**MOTION** (by Mr. Herman, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the reinstatement of the previous Conditional Use Permit for 639 N. Larchmont Blvd. for beer and wine, with a special attention to maintain the 35 parking stalls that were part of the original conditions of approval.

**MOTION PASSED** unanimously by a hand vote.

- e. 6610 Melrose Ave.: (Discussion and Possible Action) (Brett Egstrom). Sale of beer and wine for on-site and off-site consumption in conjunction with an existing restaurant with 30 indoor seats . Hours 11 am to 11pm Sunday – Thursday and 11 am – 12 midnight Friday and Saturday. ZA-2018-4852-CUB, ZA-2018-4854-CE.

Copies were distributed of a letter from Susan Grossman, Chair, Hancock Park HOA, to the Committee. No presenter was present. It was agreed to TABLE this Item.

- f. 850 S. Gramercy Place: (Discussion and Possible Action) (Eric Lee, Erica J. Cha, Sara Lee). New 18-Unit Apartment Building Child Day Care Center with 21 – 40 Maximum child tenant improvement work. (Under Construction) with garage. ZA-2018-4722-ZAD, ENV-2018-4723-CE.

Copies were distributed of site, landscape and floor plans, and elevations. Ms. Lee presented. Child care, which started in 2003, would be on the first floor. The State approved and is funding it. Hours of operation are 8:00 a.m.-7:00 p.m. There are 11 parking spaces, including two electric vehicle and three unloading spaces. Mr. Herman explained that “it’s a CUP application to allow a daycare in a residential zone.” It was agreed that the Applicant did what the Committee asked.

**MOTION** (by Mr. Cunningham, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application for a Conditional Use Permit for a child daycare center at 850 S. Gramercy Pl.

**MOTION PASSED** unanimously by a hand vote.

- g. 611 N. Manhattan Place: (Discussion and Possible Action) (Yonatan Partiel, Matthew Hayden). Proposed construction, use and maintenance of a new 5-story – 56Ft. building with 14-apartments (2-ELI) and one (1) Subterranean Level parking for 13 vehicle spaces and 16 bicycle spaces. Existing landscaping to be removed. DIR-2018-4817-TOC, ENV-2018-4818-CE

**MOTION** (by Mr. Gresham, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 611 N. Manhattan Pl. because the applicant did not appear before the Committee.

**DISCUSSION:** Neighbor Joanne Pendorf said “nothing is higher than four stories in the neighborhood; the block has single-family homes. There has been no outreach to the neighborhood.

**MOTION PASSED** unanimously by a hand vote.

- h. 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 requests approval for the construction of a tier 2 TOC development. A 6-story, 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. DIR-2018-2234-TOC, ENV-2018-2235-EAF.  
No presenter was present. It was agreed to TABLE this Item.

- i. 3477 W. Olympic Blvd: (Discussion and Possible Action) (Ariel Gutierrez). CUB to allow the off sale of beer and wine in conjunction with an existing 2739 SF convenience store operating 24 hours daily in a C2-1 zone. ZA-2018-5753-CUB, ENV-2018-5754-CE  
Copies were distributed of correspondence regarding the Application. Mr. Gutierrez said the application was filed two weeks before. The project is an existing 7-Eleven and gas station at Wilton. Douglas Choi, of the Wilshire Park HOA, was “strongly oppose[d]” and concerned about alcohol sales and a homeless encampment in a nearby park; he wanted compliance with the original restrictions. Neighbor Teresa Beaudel also was opposed.

**MOTION** (by Mr. Gresham, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for a CUB (Conditional Use Beverage) at 3477 W. Olympic Blvd. to allow the off-site sale of beer and wine in conjunction with an existing 2,739 sq. ft. convenience store operating 24 hours daily in a C2-1 zone.

**DISCUSSION:** Ms. McFall also was opposed.

**MOTION PASSED** unanimously by a hand vote.

j. 4749 W. Elmwood Ave: (Discussion and Possible Action) (Don Tolentino, Brian Cohen).  
Demolition Application No.18019-10000-03932.

No presenter was present. It was agreed to TABLE this Item.

k. Looking at our tasks and seeing if we can get committee help for some of the members:  
(Discussion and Possible Action) (Max Kirkham)

It was agreed to TABLE this Item.

l. TOC/TNP: (Discussion and Possible Action)

It was agreed to TABLE this Item.

m. Quicker Liquor licenses/extended bar hours: (Discussion and Possible Action) (Karen Gilman)

It was agreed to TABLE this Item.

## **6. REQUESTS FOR FUTURE AGENDA ITEMS**

i. 800 S. 3rd Avenue: (Discussion and Possible Action) (Lap Nguyen). New 2-story single family house on a vacant lot. Total living area 2855 sq. ft. Detached Garage 400 sq. ft. Porches 334 sq. ft. Balcony 88 sq. ft. DIR-2018-5923-CCMP, ENV-2018-5924-CE

ii. Processes and Procedures Staff Report Released for Public Review: (Discussion and Possible Action) (Karen Gilman):

The above items were presented for information only. No action was requested or required at this time:

## **7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS**

There were no comments or announcements at this time.

## **8. ADJOURNMENT**

Mr. Kirkham declared the Meeting **ADJOURNED** at 9:44 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>.