



Greater Wilshire Neighborhood Council
Land Use Committee Meeting Minutes, Tuesday, November 27, 2018
Approved January 22, 2019

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, November 27, 2018, at Marlborough School, Collins Room – D200, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chairwoman Caroline Moser called the meeting to order at 6:33 p.m.

b. Roll Call (Max Kirkham)

The Secretary called the roll. Seven of the 11 Committee Members were present at the Roll Call: Rory Cunningham, Karen Gilman, John Gresham, Dick Herman, Max Kirkham (Secretary), Caroline Moser (Chair) and Cathy Roberts. Patricia Carroll and Mike Genewick arrived later. Two Committee Members were absent: Philip Farha and James Wolf. Ms. Moser announced that Mr. Wolf had requested a leave of absence. 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 11 filled Committee Seats, or six Members, so the Committee could take such votes. [To apply to become a Member, see www.GreaterWilshire.org]. Also attended: 30 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. A moment of silence Remembering Joe Hoffman.

Ms. Moser announced that Mr. Hoffman passed away; a moment of silence was held.

b. Review and adoption of September 25, 2018 minutes.

The following correction was requested: page 10, Item #4. a.: the Agenda heading “250 S Wilton Place” should read “250 N. Wilton Pl.”

MOTION (by Ms. Gilman, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its September 25, 2018 Meeting as corrected.

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

c. Review and adoption of October 23, 2018 minutes

The following corrections were requested: page one, Item #3. b.: delete the sentence “[**MK/CR CONFIRM:** ___] It was agreed to invite a representative(s) of the 800 S. Third

Ave. project [new two-story single-family house on vacant lot] to present to the Committee”; and page three, Item #4. e. “[*MK/CR/CM NOTE: __ “Country Club Park” was mentioned; in other meetings both “Country Club Park” and “Country Club Heights” have been mentioned.*] Country Club Park neighborhood” should read “Country Club Park and Country Club Heights neighborhoods.”

MOTION (by Mr. Gresham, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its October 23, 2018 Meeting as corrected.

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

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

Copies were distributed of and the “11/27/18 . . . Early Planning Report Summaries for GWNC Area” were reviewed. It was agreed to invite a representative(s) of the 724 S. Gramercy Dr. [“demolition of an existing SFD and construction, use, and maintenance of a 10 residential units . . .”] and 1302 S. La Brea Ave. [“Code amendment related to the transfer of land use authority from the [CRA] to the City . . .”] projects to present to the Committee.

Committee Members Mike Genewick and Patti Carroll arrived at this time (6:41), making nine Committee Members present (the Committee quorum was seven).

There was more discussion of what to Agendize.

4. OLD BUSINESS (Discussion and Possible Action). [Note: Items in italics, below, were unconfirmed at publication and may be postponed until a later date.]

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

a. 545 S. Gramercy Drive: (Discussion and Possible Action) (Clayton Przekop) An appeal filed to overturn the GWNC’s opposition to the illegal use of R-1 zone as a commercial enterprise.

[This Agenda Item was addressed after Item #5. f.] Copies were distributed of communications regarding the site. Mr. Przekop and consultant Alex Woo also presented at last month’s meeting. They intend for the “by right” project to be “in compliance” and “in harmony” with the neighborhood. Their “interest is to keep the house as it is . . . we’d be amenable” to a conservation easement in exchange for support of a Variance. “The home is kept in immaculate condition.” Mr. Woo said “we reached out to several of the neighbors.” Mr. Przekop said “Mrs. Kim’s use of an office is very minor”; she intends to have up to five employees and “she’s using it as an office within home occupancy.” Owner Deborah Kim said she bought the property five years ago to care for her “elderly disabled mother . . . she does not go outside . . . [a] nurse comes on a routine basis.” Mrs. Kim, her mother and two employees live there. She indicated that no more than three employees would live there if she gets the Variance. Her husband Kenny Kim said the home “was a disaster” they spent a year restoring. Neighbor David Cox said “I’m always walking by . . . I’ve never seen any parking thing . . . I have no complaints about the traffic . . . I’ve never heard anything loud.” Mr. Cunningham said “it’s not legal to have a business like this running in a residential neighborhood.” Mr. Kirkham said “there is a case to be made” for a “hardship.” Ms. Moser said “we strive not to make exceptions

unless there's a real reason"; there are commercial areas nearby that could be rented. Mr. Kirkham reminded that "the GWNC is already on record as opposing this project."

MOTION (by Mr. Cunningham, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board not support the appeal for 545 S. Gramercy Dr. to the City Planning Commission.

MOTION PASSED unanimously by a hand vote with three in favor [***MK: YOU ASKED WHO VOTED HOW. IT'S NOT NECESSARY TO NOTE, BUT THE "YES" S WERE***] (Cunningham, Gilman and Moser); zero opposed; six abstained (the GWNC counts abstentions as neither "yes" votes nor "no" votes) [***THE ABSTENSIONS WERE***] (Carroll, Genewick, Gresham, Herman, Kirkham and Roberts).

There was discussion of what action to take.

- b. 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-2474 018-4817-TOC, ENV-2018-4818-CE.

Mr. Kirkham noted that this is a Transit-Oriented Community project that the Board already voted to oppose. Neighbor Joanne Pendorf said "five stories in our neighborhood . . . it's mostly single-family homes . . . would be way out of size and scale." She indicated that seven other neighbors oppose the project. No Motion was made or vote taken.

- c. TOC/TNP: (Discussion and Possible Action). Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans.

Copies were distributed of a November 27th letter from United Neighborhoods for Los Angeles to City officials; the "UN4LA Alternative to Purple Line Extension Transit Neighborhood Plan"; and information from Lucille Saunders, President, La Brea - Willoughby Coalition. "Retired City planner" Dick Platkin reported that the Wilshire Community Plan <https://planning.lacity.org/complan/pdf/wilcptxt.pdf> includes 290,000 people; current zoning would allow 500,000; TOC/TNP plans would allow around 770,000 "if each lot was built to its maximum" as a "by right project." "Infrastructure is failing"; the Plan "is supposed to be updated in 2021." Most Purple Line [train] construction "is underground because of the Park Mile Plan." Metro plans to "upzone much of the Miracle Mile Corridor area." "We think this Plan is unwarranted" unless upzoning "is for the complete Wilshire Community Plan" including landscaping, streetscapes, etc. Ms. Roberts indicated that her neighborhood only found out this year about the TOC/TNP Plans. Mr. Platkin said that a Public Records Act request showed that Metro "had many, many meetings" with LACMA and other groups including Abundant Housing. Cindy Chvatal-Keane said "we got no notice at all" in her or nearby neighborhoods. There was discussion about nearby one-bedroom apartments renting for \$4,500 and two-bedrooms for \$7,000 per month; Mr. Platkin said "the common denominator is ReCodeLA." Ms. Saunders noted she attended Planning Dept. officials' ReCodeLA presentations at PlanCheckLA and the American Bar Association at which the officials indicated that "there were going to be

no changes in the Code.” Research found that the City had compiled a 948-page plan and “it was put in the PLUM pipeline” despite earlier promises to discuss and work on it with the public. Mr. Platkin said “we would like to get this resolved before they begin the Draft Environmental Impact Report.”

MOTION (by Ms. Roberts, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the letter from UN4LA dated November 27, 2018.

MOTION to CALL FOR THE QUESTION (by Mr. Gresham); there were no objections.

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

d. 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.

Copies were distributed of communications regarding the project. Mr. Kirkham explained that the project “switched to condominiums.” He read aloud from Mr. McKiernan’s email that “we are asking for your approval of the split from a 2 unit building into two single units in the form of condos . . .” Ms. Moser noted that no outreach had earlier been done. There was discussion of can or should be done.

MOTION (by Ms. Moser, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 5123 W. Clinton St. as proposed because the applicant did not reach out to the neighborhood associations before the construction of the project and has not made any accommodations to integrate the design into the neighborhood follow the conversations.

Committee Member Cathy Roberts stepped out at this time, making eight Committee Members present (the Committee quorum was seven).

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

Committee Member Cathy Roberts returned at this time, making nine Committee Members present (the Committee quorum was seven).

e. 3477 W. Olympic Blvd. (Discussion and Possible Action) (Ariel Gutierrez) 7-Eleven Convenience Store. Conditional Use Permit to allow the off-site sale of beer and wine in conjunction with an existing 2729 sq. ft. convenience store at a fueling station with proposed hours of operation 24 hours daily.

No Motion was made or vote taken.

f. 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. Hearing Date: 01/15/2019.

Copies were distributed of a project document(s). Mozza2Go representative Mr. Egstrom said “the restaurant will not change . . . the CUB expired . . . we will ask for” the January 15th Hearing date “to be postponed” so they can discuss it with the LaBrea-Hancock Park Homeowners and another Association. There was discussion of what the Committee and Board could do regarding the action timeline.

MOTION (by Mr. Gresham, seconded by Ms. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 6610 Melrose Ave. as presented until the applicant does more outreach with the Melrose and Hancock Park Homeowners Associations, they are informed and the applicant has confirmed postponing the Hearing date.

MOTION PASSED by a hand vote with eight in favor; one opposed (Genewick); zero abstained.

5. NEW BUSINESS

- a. Reorganization of Administrative Provisions: (Discussion and Possible Action) (Caroline Moser): Formerly known as: Processes and Procedures Ordinance.

There was discussion of what can be done. Ms. Chvatal-Keane said the Ordinance would “eliminate” public discussion such as this.

MOTION (by Ms. Roberts, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support with a letter the La Brea - Willoughby Coalition letter opposing Council File 12-0460-S4 Zoning Code/Los Angeles Municipal Code.

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

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

It was agreed to TABLE this Item.

- c. 474 N. Western Ave (Discussion and Possible Action) (Kevin Franklin). A CUB to allow sale/dispensing of beer and wine for onsite consumption in conjunction with an existing 1535 sq. ft. Restaurant w/44seats and 218 sq. ft. patio w/14 seats. Hours 11 am to 12 am Mon – Wed and 11 am to 1 am Thursday – Sunday om a C2-1 zone. ZA-2018-3156- CUB, ENV-2018-3157-CE.

MOTION (by Ms. Moser, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 474 N. Western Ave. because the applicant did not appear before the Committee.

MOTION PASSED by a hand vote; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Kirkham).

- d. 300 N Plymouth Boulevard: Discussion and Possible Action) (Patti Carroll, Karen Gilman). Parking on the 300 block of Plymouth Blvd. has become impossible because of “Mansion Mates”. The company sublets rooms and dorm style beds as Off Campus Housing - Living Space (listed on Hot Pads, Trulia and other sites).

Copies were distributed of communications regarding the property’s use. Project Principal Roslyn Francois introduced Arthur Richardson. He said that “yesterday we sent another request’ to neighbors to discuss concerns . . . we do not want to disrespect anybody . . . we did make two attempts on Nextdoor” to outreach. Ms. Moser urged contacting the Neighborhood Association. Neighbor Tracey Clarke was concerned about legality and site uses. Mr. Richardson indicated that the property is owned by an investment company of which he is a partner. Ms. Saunders noted a recent media article regarding bedrooms being subdivided and rented. No Motion was made or vote taken.

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

GWNC Administrator Shirlee Fuqua said “they did not respond.”

MOTION (by Mr. Herman, seconded by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the demolition application for 4749 W. Elmwood Ave. because the applicant did not appear at a scheduled Committee meeting and did not respond to attempts to contact them.

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

- f. Review of committee tasks and discussion of possible delegation to committee members
Copies were distributed of a project document(s). Ms. Moser asked for volunteers to help set up Meeting spaces; Mr. Herman volunteered. He and other Committee Members will forward land use reference documents to Committee Members. No Motion was made or vote taken.

Mr. Gresham reported that the owner of the property at 985-991 Third Ave. parked several backhoes and piled concrete there.

6. REQUESTS FOR FUTURE AGENDA ITEMS

[The following sub-section first paragraphs are copied from the Agenda.] Ms. Moser noted that the following items were presented for information only. No action was requested or required at this time:

- i. 724 S. Gramercy Drive (Discussion and Possible Action) (Adam Tarshis, Aaron Belliston),
A new 10-unit apartment building over 1 level of on grade parking located in Tier 3 with base incentives of up to 50% increase in FAR and parking reductions to 0.5/unit. Add'l

- incentives, 25% reduction to open space requirement, up to 30% reduction in one side yard and one rear setback. DIR-2018-6244-TOC, ENV-2018-6245-CE.
- ii. 117 N. Manhattan Place: Project was built with the original plans that were presented to LUC not the plans that LUC supported and the Board voted to Approve. Emma Howard - CD4 is researching and will report back to LUC.
 - iii. 222 N. Manhattan Place: (Discussion and Possible Action) (Varoosh Abedi, Arman Gharai), Demolition Pre-inspection Application No. 18019-20000-04771/B18VN16576..
 - iv. 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. Applicant will return to LUC in January 2019.
 - v. 845 S. St Andrews Place: (Discussion and Possible Action) (Sahar Khazani) Demolish a vacant school and Construct a 6-story 25-unit apartment building. TOC DIR-2018-3524-TOC, ENV-2018-3525-EAF.
 - vi. 829 N. Orange Drive: (Discussion and Possible Action) (Paulo Cova), Demolition Pre-inspection Application No. 18019-20000-05318/B18VN18557.
 - vii. "State of Street Related Infrastructure Programs in Los Angeles.": (Laila Alquresh) Executive Summary CF 17-1311.

7. COMMITTEE MEMBER COMMENTS / ANNOUNCEMENTS

There were no comments or announcements at this time.

8. ADJOURNMENT

- a. Next Meeting: Tuesday, December 18th, 2018
The above was noted.

MOTION (by Mr. Kirkham, seconded by Mr. Gresham): to **ADJOURN** the Meeting.

MOTION PASSED unanimously; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 8:46 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>.