



Greater Wilshire Neighborhood Council  
Land Use Committee Meeting Minutes, Tuesday, December 18, 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, December 18, 2018, at Marlborough School, Collins Room – D200, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chairwoman Caroline Moser called the meeting to order at 6:40 p.m.

b. Roll Call (Max Kirkham)

Assistant Secretary Cathy Roberts called the roll. Five of the 11 Committee Members were present at the Roll Call, which is not a quorum: Rory Cunningham, John Gresham, Dick Herman, Caroline Moser (Chair) and Cathy Roberts. Karen Gilman arrived later. Patricia Carroll, Philip Farha, Mike Genewick, Max Kirkham (Secretary) 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 11 filled Committee Seats, or six Members, so at this time the Committee could only take public comments, could not have any official discussions, and could not make any Motions or take any votes. Eleven Committee Seats were filled (by election or appointment). [To apply to become a Member, see [www.GreaterWilshire.org](http://www.GreaterWilshire.org)] Also attended: 10 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. Review of Early Planning Report for possible future action items

Copies were distributed of and the “12/18/18 Early Planning Report Summaries for GWNC Area” were reviewed. It was agreed to invite a representative(s) of the 930 S. Mansfield Ave. project [“new 19-unit density bonus apartment buildings, 6 stories high with 6 levels of apartments, (4) one-bedroom (15) two-bedroom over 1 story of below grade parking; TOC”] to present to the Committee.

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

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

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

Copies were distributed of related document(s). It was reported that L.A. City District Four Councilman David Ryu (213-473-7004; [David.Ryu@LACity.org](mailto:David.Ryu@LACity.org);

<http://DavidRyu.LACity.org>) met with Attorney Hydee Feldstein, Dick Platkin, Cindy Chvatal-Keane and “people from all over the City” regarding the more than 930-page Ordinance document. “It’s already going to . . . PLUM” [the City Committee]. The GWNC Land Use Committee was asked to request that the City allow “more time to consider it.” Mr. Gresham believed the Ordinance would be “eliminating a lot of the public process.” Resident Patty Lombard said “it comes out of Re-CodeLA.” There was discussion of what Ordinance details may mean and what can be done.

*Committee Member Karen Gilman arrived at this time (6:54), making a quorum of six Members present. Now the Committee could take binding votes on Agendized Items.*

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

Ms. Roberts will organize a meeting with Councilman Ryu regarding the Purple Line Transit Plan and learning what his position is.

- c. 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.

Ms. Moser reviewed GWNC action; a previous Motion did not pass. The appeal Hearing was “postponed until the beginning of February.” Copies were distributed of two letters of support for the owner. Next door neighbor Terry Sorenson, who filed a Building and Safety complaint in 2013, said “they should not be operating . . . they bulldozed the ground . . . the City took them to court . . . in 2015 and 2016 . . . they were unyielding in their behavior . . . the Zoning Administrator said . . . they’re still not in compliance.” He passed around photos and said “sometimes there’s 10 cars back there . . . the back yard was filled with cars . . . it was a non-permitted party – a hundred people.” Copies were distributed of information. There was discussion of what could or should be done.

**MOTION** (by Mr. Gresham, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends to the Board to reiterate the GWNC’s opposition to the project at 545 S. Gramercy Dr. and oppose the appeal.

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

- 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 related information. Ms. Moser reviewed the status; the applicant was going to bring information from their attorney. Representative Arthur Richardson did not contact the Larchmont Village Neighborhood Association (LVNA). Ms. Moser noted that “people are also concerned about the business model . . . it’s on R-1

property”; she urged Mr. Richardson to outreach to neighbors. He said he contacted “our most immediate neighbors . . . when we knew it was a concern, we addressed it twice.” Ms. Gilman noted that the next LVNA meeting would be January 8<sup>th</sup>. No Motion was made or vote taken.

- e. 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.

Ms. Moser noted that “we’re already on record opposing it.”

- f. 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.

Copies were distributed of project information.

**MOTION** (by Mr. Gresham, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application of the 7-Eleven at 3477 W. Olympic Blvd. to sell alcohol, particularly since the applicant represented to the GWNC on multiple occasions that they would never sell alcohol, which was a condition of the GWNC’s prior support.

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

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

It was agreed that the Committee was “already on record” opposing the project.

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

Ms. Gilman requested and it was agreed to remove this from the Agenda.

- i. 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 Mr. Cunningham, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the CUB to allow sale/dispensing of beer and wine for onsite consumption in conjunction with an existing 1,535 sq. ft. Restaurant w/ 44 seats and 218 sq. ft. patio w/14 seats at 474 N. Western Ave., even though it is adjacent to our Neighborhood Council.

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

**5. NEW BUSINESS**

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

It was noted that the applicant has not responded to several communications.

**MOTION** (by Mr. Herman, seconded by Ms. Roberts): 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 before the Committee.

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

- b. 222 N. Manhattan Place: (Discussion and Possible Action) (Varoosh Abedi, Arman Gharai), Demolition Pre-inspection Application N o. 18019-20000-04771/B18VN16576.

Architect Varoosh Abedi presented about the 2,500 square-foot duplex apartments. “We propose four stories, 16 unites . . . Tier 3 . . . TOC.” He displayed renderings and said “they’re micro-units.” Copies were distributed of project documents. It would be 45 feet tall; the “exterior is stucco and wood siding.” Mr. Cunningham noted that “the parking is extremely tight”; that nearby valets are parking cars in the residential neighborhood; and that eight of the 12 project spaces are tandem. Mr. Abedi agreed to add a new curb cut. Owner Rafi Ventura said he “purchased this property one year ago” and agreed that it is built to the by right maximum. The current structure is not yet demolished. Mr. Abedi acknowledged that the City prefers to issue a single permit, not separate demolition and building permits. Ms. Moser urged the representatives to talk with Mr. Cunningham’s Neighborhood Association.

**MOTION** (by Mr. Gresham, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the proposed Demolition Pre-inspection Application at 222 N. Manhattan Pl. as presented.

Mr. Gresham WITHDREW the Motion.

**MOTION** (by Ms. Roberts, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the proposed Demolition Pre-inspection Application at 222 N. Manhattan Pl. because the applicant will do more outreach to the neighborhood and neighborhood groups.

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

- c. 829 N. Orange Drive: (Discussion and Possible Action) (Paulo Cova), Demolition Pre-inspection Application No. 18019-20000-05318/B18VN18557.

**MOTION** (by Ms. Gilman, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the Demolition Pre-inspection Application for 829 N. Orange Dr. because of the absence of the applicant at this Committee Meeting and no evidence of neighborhood outreach.

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

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

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

- i. 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

GWNC Administrator Shirlee Fuqua reported that City Council District Four is “looking into” the above.

- ii. 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

It was agreed to Agendize Item #'s 6. ii. – xi. for the January [22nd] Meeting.

- iii. 180 S. La Brea Ave: (Discussion and Possible Action) (BL 180 S. LaBrea CA LLC, Alex Kagianaris) A request to allow the sale and dispensing of Beer and wine only for on-site consumption in conjunction with a 1458 SF Restaurant with 44 indoor and 21 outdoor seats. Hours of operation are 7:00am to 11:00pm daily ZA-2018-5968-CUB.
- iv. 838 N. McCadden Place: (Discussion and Possible Action) (Danny Cerezo) Demolition Pre-Inspection Application No. 18019-10000-05264.
- v. 107 N. Ridgewood Place: (Discussion and Possible Action) (Eduardo Hernandez) Demolition Pre-Inspection Application No. 18019-10000-05153.
- vi. 930 S. Mansfield Ave: (Discussion and Possible Action) (Warren Techentin, NELA-Edward Solis) A new 19 Unit apartment building, 6 stories high with 4-one bedroom

and 15 two-bedroom apartments over 1 – story of below grade parking. DZR-2018-7019-TOC, ENV-2018-7020-EAF.

- vii. 920 S. Gramercy Place: (Discussion and Possible Action) (Ethan Smith) Demolition Pre-Inspection Application No. 18019-10000-05481.
- viii. 5147 La Vista Court: (Discussion and Possible Action) (Raz Grinbaum) Demolition Pre-Inspection Application No. 18019-20000-05843/B18VN20329.
- ix. 445 N. Plymouth Blvd: (Discussion and Possible Action) (Lopez Architects) Demolition Pre-Inspection Application No. 18019-20000-05641/B18VN19612.
- x. 211 N. Van Ness Ave: (Discussion and Possible Action) (Andrew Obermeyer) Demolition Pre-Inspection Application No. 18019-10000-05734.
- xi. 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.

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

- a. The Next Land Use Committee meeting will be on Tuesday, January 22, 2018, 6:30 p.m., at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.

Ms. Moser reported that resident Jennifer DeVore will become a Committee Member in January and encouraged recruiting more Members.

## **8. ADJOURNMENT**

Ms. Moser declared the Meeting **ADJOURNED** at 8:24 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>.