



Greater Wilshire Neighborhood Council
Land Use Committee Meeting Minutes, Tuesday, January 22, 2018
Approved February 26, 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, January 22, 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 (Cathy Roberts)

Assistant Secretary Cathy Roberts called the roll. Six of the 10 Committee Members were present at the Roll Call: Rory Cunningham, Philip Farha, Karen Gilman, Dick Herman, Caroline Moser (Chair) and Cathy Roberts. Patricia Carroll, Mike Genewick and John Gresham arrived later. Jennifer DeVore was appointed as a Member in Item #3. a. Max Kirkham (Secretary) was 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 the Committee could take such votes. [To apply to become a Member, see www.GreaterWilshire.org]. Also attended: nine Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Scott Goldstein noted that cell networks are upgrading to next generation technology; Verizon applied to install a new tower in the Windsor Square HPOZ, but did not notify the Neighborhood Association. He found out via a letter from Verizon’s contractor, then a letter from the City Engineering Dept. He appealed the installation and Verizon withdrew the application; other neighborhoods will have this issue. Alison Schallert noted 10 large DWP projects within six blocks in her area. She complained to City Council District Four and the DWP but they’ve taken no action. A DWP staging area at Western and Maplewood has been there for 18 months and will be there for 18 more months.

3. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Nomination of GWNC Board Member Jennifer DeVore to the Land Use Committee.

MOTION (by Ms. Gilman, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee nominates GWNC Board Member Jennifer DeVore to the Land Use Committee.

MOTION PASSED unanimously; zero opposed; zero abstained.

- b. Review and ratification of November 27, 2018 Minutes.

MOTION (by Mr. Farha, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its November 27, 2018 Meeting as written.

MOTION PASSED unanimously; zero opposed; zero abstained.

- c. Review and ratification of December 18, 2018 Minutes

MOTION (by Ms. Gilman, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its December 18, 2018 Meeting as written.

MOTION PASSED unanimously; zero opposed; zero abstained.

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

Copies were distributed of and the “01/22/19 December/January Early Planning Report Summaries for GWNC Area” were reviewed.

The “Ordinance amending Chapter 1 of the [LAMC] to establish citywide zoning regulations for religious institutions that comply with RLUIPA” and the project at 601 S. Western Ave. may be agendized.

- e. Discussion on committee process and procedure concerning Demolition Pre-Inspection Applications.

There was extensive discussion. Stakeholder Liz Fuller noted that there’s no need for a project to be in place to file an Application. Stakeholder Greg Wittmann indicated that, with few exceptions, Building and Safety has to issue that Permit; “this is a screening criteria for basically historical purposes.” Ms. Moser noted the need to check applications on ZIMAS.

4. OLD BUSINESS (Discussion and Possible Action)

- a. 5784 Melrose Ave: (Discussion and Possible Action) (Adan Madrid) Proposed 7-Eleven convenience store with 24/7 hours of operation. Proposed store will be “dry” with no alcohol sales. Seeking CUP for 24-hour operation.

Copies were distributed of a project document(s).

Mr. Madrid, a consultant, said he reached out to Christ the Church, and the Hancock Park and Larchmont Village Neighborhood Associations. He stated that “we’re not selling alcohol here; this’ll be a dry store” as shown on the Application and he has “email correspondence” indicating that. The Application was submitted this morning; he estimated nine months to the Hearing.

MOTION (by Mr. Farha, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 5784 Melrose Ave. as presented.

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

- b. 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).

GWNC Administrator Shirlee Fuqua reported that the applicant could not attend this Meeting.

MOTION (by Mr. Farha, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the current use of 300 N. Plymouth Blvd.

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

- c. 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.

Developer representative Ms. Khazani presented, showed a rendering and described exterior materials used. She agreed to outreach to neighbors. Mr. Farha suggested and Ms. Khazani agreed to post notices of when different construction phases will start. Ms. Moser encouraged talking with the Country Club Heights Neighborhood Association and asked for more landscaping. Mr. Herman suggested narrower driveways; Ms. Khazani will ask the architect about that.

MOTION (by Mr. Farha, seconded by Mr. Gresham): 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 by a hand vote with eight in favor; zero opposed; one abstained (Cunningham).

- d. 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 noted that no presenter was present.

MOTION (by Mr. Gresham, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board continue to oppose the project at 985-991 3rd Ave. as presented.

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

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

Ms. Moser will research this and noted that other people also are.

- f. 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 (Planning Deputy - CD4) is researching and will report back to LUC

It was noted that no presenter was present. It was agreed to continue this Item.

5. NEW BUSINESS

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

- a. 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.

MOTION (by Ms. Moser, seconded by Mr. Genewick): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board write a letter of opposition to the project at 724 S. Gramercy Dr. based upon the applicant not presenting to the Committee.

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

- b. 180 S. La Brea Ave: (Discussion and Possible Action) (BL 180 S. La Brea 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.

MOTION (by Mr. Gresham, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 180 S. La Brea Ave. because the applicant did not present to the Committee.

Committee Member Jennifer DeVore arrived at this time, making ten Committee Members present (the Committee quorum was six).

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

- c. 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.

Stakeholder Conrad Starr said that he and many neighbors found out about the project “through Nextdoor . . . this is a TOC . . . there’s been no support that I’ve heard . . . we’ve not been told that we’re going to get any improvements.” He described “multiple power outages” in the neighborhood. The tallest buildings in the area are two four-story buildings. Ms. Fuqua said the developer did not respond to a presentation request. Resident Jasmine Plummer said “we don’t have the infrastructure” but encouraged thoughtful development.

MOTION (by Mr. Cunningham, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 930 S. Mansfield Ave. as presented.

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

- d. La Brea Farmer’s Market: (Discussion) (Melissa Farwell) The Farmers Market at La Brea & 2nd closed recently due to low attendance. They are seeking community input on possible days & times for future operation, as well as ideas on what the community is looking for in their local Farmers Market.

Ms. Roberts noted the Market was in the Sweet Green parking lot and recommended outreach to neighbors. Mr. Gresham recommended merging with an existing Market.

- e. 307 N. Wilton Pl.: (Discussion and Possible Action) (Miriam Sanchez) Demolition Pre-Inspection Application No. 18019-20000-06318/B18VN21939.

There was discussion of what action(s) to take; Mr. Herman will research this.

- f. 107 N. Ridgewood Place: (Discussion and Possible Action) (Eduardo Hernandez) Demolition Pre- Inspection Application No. 18019-10000-05153.

It was agreed to Table this Item.

- g. 211 N. Van Ness Ave: (Discussion and Possible Action) (Andrew Obermeyer) Demolition Pre- Inspection Application No. 18019-10000-05734.

It was agreed to Table this Item.

- h. 445 N. Plymouth Blvd: (Discussion and Possible Action) (Lopez Architects) Demolition Pre-Inspection Application No. 18019-20000-05641/B18VN19612.

It was agreed to Table this Item.

- i. 5147 La Vista Court: (Discussion and Possible Action) (Raz Grinbaum) Demolition Pre-Inspection Application No. 18019-20000-05843/B18VN20329.

It was agreed to Table this Item.

- j. 517 N. St. Andrews Pl.: (Discussion and Possible Action) (Eric Luna) Demolition Pre-Inspection Application No. 18019-70000-06047

It was agreed to Table this Item.

- k. 726 S. Wilton Place: (Discussion and Possible Action) (Matt Mehdiziadeh) Demolition Pre-Inspection Application No. 18019-10000-06366

Mr. Wittmann said that “Building and Safety should’ve stayed this Permit . . . Pre-Application Review 2019-372-TOC. He encouraged writing CD4 to not issue the Permit “because there’s an active entitlement application.”

MOTION (by Ms. Roberts, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board write a letter questioning the demolition process for the 726 S. Wilton Pl. property.

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

- l. 820 S. Westchester Pl.: (Discussion and Possible Action) (Chun Kuk) Demolition Pre-Inspection Application No. 18019-10000-

It was agreed to Table this Item.

- m. 838 N. McCadden Place: (Discussion and Possible Action) (Danny Cerezo) Demolition Pre-Inspection Application No. 18019-10000-05264.
Copies were distributed of a letter to the GWNC from Don Hunt of the South Hollywood Neighborhood Association.

It was agreed to Table this Item.

- n. 839 Las Palmas Ave: (Discussion and Possible Action) (Yoni -----) Demolition Pre-Inspection Application No. 18019-20000-04858/B18VN16941

It was agreed to Table this Item.

- o. 920 S. Gramercy Place (Discussion and Possible Action) (Ethan Smith) Demolition Pre-Inspection Application No. 18019-10000-05481.

It was agreed to Table this Item.

- p. 921 – 925 St. Andrews Pl.: (Discussion and Possible Action) (Shapour Shajirat) Demolition Pre- Inspection Application No. 18019-20000-05984-05987/B18VHN20867,69.

It was agreed to Table this Item.

- q. 946 S Gramercy Drive: (Discussion and Possible Action) (Samuel Kim) Demolition Pre-Inspection Application No. 18019-20000-04882/B18VN17022

It was agreed to Table this Item.

6. REQUESTS FOR FUTURE AGENDA ITEMS

There were no requests at this time.

7. COMMITTEE MEMBER COMMENTS / ANNOUNCEMENT

Mr. Cunningham reported that he called the developer of the 222 N. Manhattan Pl. project, who promised to but did not attend the St. Andrews Square Neighborhood Association meeting. At 250 N. Wilton at Beverly, though the owner had fenced the property, there was a late-December fire of shopping cart belongings. A small-lot subdivision development is being delayed because it may be in a historic district.

8. ADJOURNMENT

- a. The Next Land Use Committee meeting will be on Tuesday, February 26, 2018, 6:30 p.m., at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.

Ms. Moser declared the Meeting **ADJOURNED** at 8:58 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>.