



Greater Wilshire Neighborhood Council
Land Use Committee Meeting Minutes, Tuesday, March 26, 2019
Approved April 23, 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, March 26, 2019, at Marlborough School, Board Room, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chairwoman Caroline Moser called the meeting to order at 6:38 p.m.

b. Roll Call (Max Kirkham)

The Secretary called the roll. Six of the 11 Committee Members were present at the Roll Call: Jennifer DeVore, John Gresham, Dick Herman, Max Kirkham (Secretary), Caroline Moser (Chair) and Cathy Roberts. Patricia Carroll, Philip Farha, Mike Genewick and Karen Gilman arrived later. Rory Cunningham 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: 17 Stakeholders and guests.

Committee Member Patricia Carroll arrived at this time (6:40), making seven Committee Members present (the Committee quorum was six).

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

a. Quad C – the Carpenters Contractors Cooperation Committee: (Violet Coker).

Ms. Coker reported that they protect workers, noting that “there’s a lot of wage theft . . . [and] safety violations.”

Committee Member Mike Genewick arrived at this time (6:45), making eight Committee Members present (the Committee quorum was six).

Art Richardson, of Mansion Mates, introduced himself. Mansion Mates residents Niko Rojas and Barrett Ingvaldsen described their backgrounds. Mr. Rojas said “it’s much more of a family” and he’s pursuing a college degree; “it’s a safe to live . . . the sense of community . . . they’ve been a good support system . . . since March.” Mr. Richardson did not want Mr. Rojas to answer the question regarding whether he (Mr. Rojas) has a lease or not. Mr. Ingvaldsen has lived there since May “to pursue real estate . . . one word to describe it is ‘home.’” Mr. Richardson also did not want to answer a question regarding how many people live there. Mr. Kirkham reminded that the Board opposed the application. Ms. Moser encouraged Mr. Richardson to bring his lawyer, as he previously had said he would.

Susan O'Connell, a long-time resident, Architect, and Member of the Ridgewood-Wilton Neighborhood Association, introduced herself. She was on the GWNC founding group and is interested in being on the Committee. Ms. Moser will Agendize that.

Committee Member Philip Farha arrived at this time (6:55), making nine Committee Members present (the Committee quorum was six).

3. CHAIRPERSON'S REPORT

There was no report at this time.

4. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Review and approval of February 26, 2019 Minutes

MOTION (by Ms. Carroll, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its February 26, 2019 Meeting as written.

MOTION PASSED; zero opposed; one abstained (the GWNC counts abstentions as neither "yes" votes nor "no" votes) (Herman).

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

Copies were distributed of and the "03/26/19 FEBRUARY/MARCH Early Planning Report Summaries for GWNC Area" were reviewed. It was agreed to Agendize the 180 S. La Brea Ave. ["Sweet Green"] project ["CUP to allow the sale and dispensing of beer & wine for on-site consumption at 2,469 s.f. restaurant"].

5. OLD BUSINESS (Discussion and Possible Action) [Note: Items in *italics*, below, were unconfirmed at publication and may be postponed until a later date.] [*It was noted that this had been the second Item #4 on the Agenda; it was agreed to re-number the Agenda.*] [*The following sub-section first paragraphs are copied from the Agenda.*]

a. *176 S. La Brea Ave: (Discussion and Possible Action) (Eddie Naverratte) A request to allow the sale and dispensing of Beer and Wine for on site consumption in conjunction with a 1458 sq. ft. restaurant with 44 indoor and 21 outdoor seats. Hours of operation are 7:00 am to 11:00 pm daily. Previously, and at a duly noticed meeting on February 13, 2019, the GWNC Board voted to oppose the CUB for 176-180 S. La Brea Ave due to No Motion/No Vote at the Feb. 26 LUC Meeting. Project hearing date: March 5, 2019.*

It was agreed not to address this Item.

b. *6535 Melrose Ave: (Discussion and Possible Action) (Daniel Ahadian. Kambiz Hakim) A new variable 3 to 4 story mixed use building ranging from 35' to 56' consisting of 33 units (with 8% or-3 units set-aside for ELI) with 4,895 sq. ft. of commercial space over one story of parking on grade and one subterranean parking garage containing 36 auto stalls and 37 bike stalls. DZR-2019-647-TOC, ENV-2019-648-EAF.*

Copies were distributed of a project document(s). There was discussion of whether or not to vote on this project that is at the northeast corner with Highland.

MOTION (by Mr. Gresham, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 6535 Melrose Ave. because the applicant did not appear before the Committee.

DISCUSSION: There was discussion of City processing and community input regarding TOCs and TNPs.

MOTION PASSED by a hand vote with five in favor; four opposed; zero abstained.

- c. *Oil Wells Buffer Zone: (Discussion and Possible Action) (Dan Kegel) Presented at the Board Meeting and agreed to come to LUC meeting to more clearly define the information for a possible CIS.*

[*This Agenda Item was addressed after Item #5. e.*] Copies were distributed of a proposed Resolution and issue information including a map of GWNC-area wells [<http://maps.conservation.ca.gov/doggr/well/index/#/-118.33437/34.07658/16>] from Mr. Kegel. He presented, explained the issue and showed slides. Around 29 Neighborhood Councils have issued Community Impact Statements (CIS's) in support. There are many plugged wells in Hancock Park and seven wells "idle and not yet plugged . . . none are active." Mr. Farha said "most of them never worked." Mr. Kegel noted that "idle wells could be made to produce." He reviewed the proposed CIS and noted that studies show negative health effects within 2,000-3,000 feet of a working well. Ms. Moser believed that "many things" in the Resolution are "very generic . . . problematic . . . overreaching." There was extensive discussion of Resolution merits and drawbacks.

MOTION (by Mr. Kirkham, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board [c oth sources] write a Community Impact Statement in support of the attached Motion submitted on April 19, 2017 and urge the City Attorney, the City Petroleum Administrator and the Dept. of City Planning to complete and issue their report.

DISCUSSION: There was more discussion regarding Resolution merits and drawbacks.

MOTION to CALL FOR THE QUESTION (by Ms. Moser); there were no objections.

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

- d. 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

Mr. Kirkham reported that he awaits information from Ms. Howard. Ms. Carroll will follow up. No Motion was made or vote taken.

- e. TOC/TNP: Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans.

There was extensive discussion by Stakeholders John Welborne, Liz Fuller and others, and Committee Members.

Committee Member Karen Gilman arrived around this time (7:21), making ten Committee Members present (the Committee quorum was six).

Mr. Kirkham noted the Committee's desire to have a joint meeting with the Mid City West Community Council's and other surrounding Land Use Committees, per last meeting's Motion. Ms. Moser will Agendize discussion of Senate Bill 50. No Motion was made or vote taken.

- f. Reorganization of Administrative Provisions: Formerly known as: Processes and Procedures Ordinance

[MK/CM CONFIRM: IS THIS ACCURATE? ___] It was agreed to TABLE this Item.

6. NEW BUSINESS

[This Item originally was number "5."] [The following sub-section first paragraphs are copied from the Agenda.]

- a. 607 N. Manhattan Place: (Discussion and Possible Action) (Matthew Hayden) Demolition of a SFD with the construction, use and maintenance of a new 6-story, 67 ft 10-unit apartment building (1 ELI DU and 9 MKT rate DU) with at grade parking for 17 vehicle and 12 bicycle spaces. Landscaping to be retained or removed/replaced. DIR-2019-553-TOC, ENV-2019-554-EAF.

Copies were distributed of a project document(s). Mr. Hayden, Land Use Consultant, presented, saying "this is a TOC project . . . just west of Western and south of Melrose." It currently has a single-family home in an R3-1 zone. The project, which could have 14 units, will only have 10 and would have one Extremely Low-Income unit for 55 years. The Floor Area Ratio would change from 3:1 to 4.5:1. Slides showed photos, elevations, and floor and landscape plans. Parking would be by an automated system. He said "we're not making a new curb cut" and "the rents will be market rate." A Planning Dept. decision is expected within three-four months; the application was filed in January. Neighbor Kiersten Stanley was concerned about noise. JoAnne Pendoorf believed all the block's neighbors opposed the project. Ms. Moser encouraged Mr. Hayden to outreach to the neighbors. She will re-Agendize this. No Motion was made or vote taken.

- b. 742 N. Highland Ave.: The Cat and The Fiddle (Discussion and Possible Action) (Ashlee Gardner) Seeking support for a CUB. No Case Number yet.

It was agreed to TABLE this Item as no presenter was present.

- c. 726 S. Wilton Place: (Discussion and Possible Action) (Matt Mehdiziadeh, Daniel Pourbaba) Demolition Pre-inspection Application No. 18019-10000-06366

It was agreed to TABLE this Item as no presenter was present.

d. 622 N. Manhattan Place: (Discussion and Possible Action) (Robert Tawusci) Demolition pre- inspection Application No. 19019-70000-00361. .

Mr. Tawusci said “there’s been so much trespassing.” The project is “purely residential . . . no transit-oriented, completely by right . . . they never touch commercial . . . they’ll be aiming towards a duplex . . . under five units . . . there’s currently two units.” Ms. Moser requested and Mr. Tawusci will send more information regarding the design. No Motion was made or vote taken.

e. 206-226 N. Larchmont Blvd: (Discussion and Possible Action) (Ronald Simms, Jake Lappert) A proposed parcel map to merge and re-subdivide 5 lots into two air space parcels. The existing site is improved and there will be two resulting commercial condominiums. AA-2019-557-PMLA-CC, ENV-2019-558-CE.

It was noted that these are Rite-Aid and Starbucks projects. No Motion was made or vote taken.

f. 5080 Melrose Ave: (Discussion and Possible Action) (Roy Seysmak) Demolition pre- inspection application 19019-20000-00882/B19VN03009

It was noted that this is a car wash. No Motion was made or vote taken.

g. 822 S. Plymouth Blvd.: (Discussion and Possible Action) (Jeff Tsalyuk) Proposed Parcel Map for the construction of a new 4-unit condo. AA-2019-1582-PMLA, ENV-2019-1583-CE currently under Construction

It was noted that this is in an HPOZ. No Motion was made or vote taken.

h. Amendment of the Rent Stabilization Ordinance: (Discussion and Possible Action) (Karen Gilman) RSO section 151-28c to authorize applicants to apply for hardship exemptions.

Ms. Gilman indicated that there was no report. No Motion was made or vote taken.

7. REQUESTS FOR FUTURE AGENDA ITEMS)

[This Item originally was number “5.”] [This was the second Item #5 on the Agenda.] [The following sub-section first paragraphs are copied from the Agenda.]

a. Mae West Square: (Tamela D’Amico) Seeking the support of the GWNC for a Proposed designation on Rossmore Ave as “Mae West Square.” Letter from La Strega Entertainment submitted to LUC. Awaiting a report from Hancock Park Homeowner’s Association. And a letter from Wilshire Country Club.

Copies were distributed of project information. It was noted that the Committee already supported this.

b. 5786 ½ Melrose Ave: (Adan Madrid) A 2039 sq. ft. tenant improvement project for a 7-Eleven convenience store within an existing mini mall with 24-hour operation. No alcohol sales.

Ms. Gilman updated regarding accommodations made by the developer.

- c. 611 N. Manhattan Place: (Matthew Hayden) applicant will provide more information when it becomes available
- d. 307 S. Citrus Ave: (Discussion and Possible Action) (Dafane Abergel) Demolition pre-inspection application 19019-2000000575/B19VN01972
- e. 5212 Melrose Boulevard: (Discussion and Possible Action) (Dana Sayles) The entitlement case for the historic Melrose Bungalows has been taken over by new representation. Update and information on revisions to the plans and historic analysis. Applicant is also in talks to with the Larchmont Village Neighborhood Association.
- f. 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. Project is currently on hold, Committee will discuss possible illegal demolition.
- g. Quicker Liquor: (Discussion and Possible Action) (Karen Gilman) Extended bar hours.

Ms. Gilman reported on this.

8. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

- a. Next GWNC Land Use Committee Meeting will be held at 6:30pm on April 23, 2019 at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.

[This Item originally was number "6."] Mr. Kirkham announced that he no longer will be the Committee Secretary, but still will participate. There were comments regarding the distribution and performance of Secretary work.

9. ADJOURNMENT

[This Item originally was number "7."] Ms. Moser declared the Meeting **ADJOURNED** at 9:02 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>.