



Greater Wilshire Neighborhood Council  
Land Use Committee Meeting Minutes, Tuesday, April 23, 2019  
Approved July 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, April 23, 2019, at Marlborough School, Collins Room – D200, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chairwoman Caroline Moser called the meeting to order at 6:35 p.m.

b. Roll Call (Max Kirkham)

Secretary Max Kirkham called the roll. Six of the 12 Committee Members were present at the Roll Call: Patricia Carroll, Philip Farha, Dick Herman, Max Kirkham (Secretary), Caroline Moser (Chair) and Cathy Roberts. Rory Cunningham (6:45), Jennifer DeVore, Mike Genewick (6:40) and John Gresham (6:40) arrived later. Karen Gilman was excused. 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.

Also attended: Stakeholders and guests.

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

a. Legislation Review - Steve Veres (representing Senator Durazo) did not attend.

b. Windsor Square Resident, Matt Artukovich (spoke primarily) with Jay Lender, noting that there is no real protection from the high density/high height development on the east side of Wilton adjacent to an R-1 zone. They would like to propose a stepped down height district. They do not recommend to rezone, but recommend changing the height district from 45 ft max to 30ft max. As the area is TOC the added density would increase a 45ft existing height limit to a 67ft new height limit. Instead of R3-1 it would be R3-1XL. They have spoken to the council office, who recommended coming to the NC first to have the proposal originate there.

c. Conrad Starr, resident, and Chair GWNC Transportation Committee noted:

- Thursday, GWNC will be partnering with Mid-City West NC on a town hall for the Crenshaw Northern extension - which has the possibility of affecting the GWNC.
- The 5100 Wilshire building painted 62 feet of their curb yellow, in contradiction to their planning agreement which says that their loading zone should be a street over from Wilshire. As of April 3rd it had been removed. There is a loading zone application in progress.

**3. CHAIRPERSON'S REPORT**

- Ms. Moser noted, with a letter from the National Alliance of Preservation Commissions: National Park Service is changing its rules to allow the Federal Government to undo local designations.
- South Carthay NA is sponsoring an SB50 informational meeting: Tuesday April 30th at Temple Beth Am.

- Heidi Feldstein, Land Use chair of Pico NC, wrote a letter summarizing of her interpretation of SB50 with list of local people on the committee now discussing the proposed legislation.
- Planning 101 sessions are coming up from the Dept of City Planning.
- **MOTION** (Ms. Moser seconded by Mr. Kirkham): move to amend the motion from the February 26<sup>th</sup> Board meeting referring to the GWNC working with other NC Land Use committees on subjects of common interest to include “and neighborhood associations as appropriate” after “...neighborhood councils.” Motion passed, one abstention, zero opposed, eight approve.

#### **4. ADMINISTRATIVE ITEMS** (Discussion and Action)

- a. Review and approval of March 26, 2019 Minutes.  
**MOTION** (by Mr. Farha, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its January 22, 2019 meeting as written.  
 Motion passed by a hand vote: zero opposed, one abstained, seven approved.
- b. Review of Early Planning Report for possible future action items.
  - 645 N. Rossmore
  - 629 S. La Brea Avenue
- c. Move to appoint Susan O’Connell to the GWNC Land Use Committee
  - **MOTION** (P. Carroll, seconded by P. Farha): Motion passed with zero opposed, zero abstained, eight approve.

#### **5. OLD BUSINESS** (Discussion and Possible Action)

- a. **5212 Melrose Ave:** - (Dana Sayles, Olivia Joncich) Hearing on May 14th, 2019. LVNA voted to approve the project.
  - CUP for hotel use, ZA adjustment for parking stackers,
  - Property was constructed in 1921, the property was determined significant for its bungalow style not the architectural design. The seventh building, at the back, was built a year later and has been determined to not be structurally stable.
  - Applicant provided reference images for new design element insights. They are trying to tie in existing styles and the original styles.
  - 4th floor stepped back 15 feet
  - Speaker Card: Don T. Rhine (Rep. L.A. Tenants Union): asking that the GWNC
  - LUC not vote on this project until the developers discuss the project with the LATU. They want to discuss the habitability of the new units and the quality of the habitability of the existing tenants. [Mr. Rhine has a prepared statement and has submitted it to the committee].
  - The developer is using a relocation specialist and the tenants have been compensated to their qualification status as guaranteed by law through the Ellis Act process. There has not been a specific housing search on their part.
  - **MOTION** (M. Kirkham, seconded by P. Farha): Move that the GWNC LUC recommend to the GWNC Board to approve the project at 5212 Melrose Blvd as presented: Motion passed with two (S.O’Connell & J. Gresham) abstaining, zero opposed, seven approve.
- b./c. **607 N. Manhattan Pl / 611 N. Manhattan Pl** (Matthew Hayden)
  - This is the second time that the LUC is seeing these projects. Mr. Hayden is representing architects for both 607 N. Manhattan and for 611 N. Manhattan. He reports that the architects don’t see any real existing context in the neighborhood, but they are hoping their buildings help set the tone for the neighborhood. C. Moser noted that there can be more architectural patterns used from the neighborhood context, such as massing, organizational and building elements and patterns that can be repeated from examples in the neighborhood to make buildings fit better into the GWNC.
  - The applicant is looking for a modern presentation, not something historic.

- The Committee discussed possible contextual points to try and integrate with contemporary vocabulary. The applicant is trying to keep street trees and significant site trees, of which the committee approved.
- 611 N. Manhattan - TOC 70% density increase, 56' tall, 14 units (incl. 2 extremely low income), FAR from 3:1 to 4.5:1, residential. Minimum parking incentive to allow each unit .5 on-site parking spaces. Though only 7 parking spaces required, developer has been able to accommodate 12.

d. **117 N. Manhattan Pl** - no new information.

## 6. NEW BUSINESS

a. **517-525 1/2 N. Gramercy Pl.** (Matthew Hayden) tabled

b. **742 N. Highland Ave**

- Ashlee Gardner from The Cat and The Fiddle is asking for a renewal of their CUB. They do not have a hearing date as of yet, but have filed their pre-application. SoHo NA supports the application but opposes the extended hours.
- Vina Chen (adjacent neighbor) is opposed to the extended hours because she can hear everything that goes on in the restaurant. She is not opposed to that during normal hours, but is worried that extended hours even if infrequent would lead to more noise coming in to her house.

c. **726 S. Wilton Place** Applicant not present

d. **622 N. Manhattan Place** Applicant not present

e. **180 S. La Brea Ave** (Dafane Gokcen) request to allow the sale of beer and wine on-site only in conjunction with a restaurant.

- Hours of operation allowed 9am-11pm
- Presented over 400 signatures from customers and some neighbors
- No outreach to Citrus Square as of yet.
- **MOTION:** move that the GWNC LUC recommend to the GWNC Board support the CUB for Sweetgreen at 180 S La Brea Ave conditioned upon supporting neighborhood outreach being presented to the May 8, 2019 GWNC Board Meeting as requested. Motion by P. Farha, seconded by D. Herman: zero abstaining, zero opposed, nine approve.

f. **206-226 N Larchmont Blvd:** Applicant not present

g. **5080 Melrose Ave.** Applicant not present

h. **822 S. Plymouth Blvd.** *Applicant* not present. This is an HPOZ issue.

## 7. REQUESTS FOR FUTURE AGENDA ITEMS

a. **5786 1/2 Melrose Ave** - tenant improvement project for 7-Eleven with 24-hour operation. No alcohol sales are proposed. The item is agendaized for future meetings, but the applicant was present and noted:

- They have the support of Christ the King Catholic Church. Documentation has been provided to the committee. The deacon asked for security cameras and lights to be added and the applicant thinks that would be an added benefit and is agreeable.
- They also have the support of the Hancock Park NA. Waiting for documentation to that fact.
- They've met with the LVNA.
- LVNA asked for them not to have a public restroom because of the problems that Pavilions has been having; they've agreed to that. They also asked for the wall sign on Arden to be eliminated and they have agreed to that.
- They've met with SLO Cordova and he has no issue with it as long as there are no alcohol sales.
- Will come to the board meeting for discussion and a possible motion.

**7. COMMITTEE MEMBER COMMENTS / ANNOUNCEMENT**

The May meeting of the GWNC LUC will be M. Kirkham's last meeting as Secretary of the GWNC LUC. He is more than willing to meet with anyone who might be interested in being secretary to discuss the position.

**8. ADJOURNMENT**

Ms. Moser declared the Meeting **ADJOURNED** with no opposition at 9:09 p.m.

Respectfully submitted,  
Caroline Moser (with Max Kirkham, Cathy Roberts)

*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>.*