



Greater Wilshire Neighborhood Council
Land Use Committee Meeting Minutes, Tuesday, May 28, 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, May 28, 2019, at Marlborough School, Collins Room – D200, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chairwoman Caroline Moser called the meeting to order at 6:33 p.m.

b. Roll Call (Max Kirkham)

Mr. Kirkham called the roll. Seven of the 12 Committee Members were present at the Roll Call: Rory Cunningham, Jennifer DeVore, Philip Farha, Dick Herman, Max Kirkham (Secretary), Caroline Moser (Chair) and Cathy Roberts. Patricia Carroll, Mike Genewick, Karen Gilman and (new Member) Susan O'Connell arrived later. John Gresham 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 12 filled Committee Seats, or seven Members, so the Committee could take such votes. [To apply to become a Member, see www.GreaterWilshire.org]. Also attended: 26 Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

a. Legislation Review - Steve Veres (representing Senator Durazo) Jay Lender

Mr. Veres reported that "the rainy day budget is completely full" and "SB50 is held in Appropriations . . . it is essentially done for this year" and explained issues and bills.

Committee Members Mike Genewick (6:38), Patricia Carroll (6:46) and Karen Gilman (6:51) arrived at those times, making 10 Committee Members present (the Committee quorum was seven).

3. CHAIRPERSON'S REPORT

Ms. Moser indicated that there was no report at this time.

4. ADMINISTRATIVE ITEMS (Discussion and Action)

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

a. Review and Possible Approval of April 23, 2019 Minutes

Ms. Moser requested and it was agreed to TABLE this Item.

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

Copies were distributed of and the "05/28/19 April/May Early Planning Report Summaries for GWNC Area" were reviewed. It was agreed to Agendize the 3977 Wilshire Blvd.

["Demolition of existing buildings and construction of 67-mixed use building . . ."] (Ms. Gilman to research it); 5273 W. Olympic Blvd. ["Sale of beer and wine for off-site consumption in conjunction with a new convenience store . . ."]; and 5750 W. Melrose Ave. ["Encroachment of an existing patio into a 10-ft building line along Melrose Avenue for an existing restaurant . . ."] projects to present to the Committee.

- c. Resignation of Max Kirkham as GWNC Land Use Secretary. As was announced at the March 26, 2019 GWNC Land Use Committee meeting, Max Kirkham has stepped down from the position of GWNC Land Use Secretary as of today's meeting (May 28, 2019). The above was noted.
- d. Discussion and Possible Election of Committee Leadership. Per GWNC Board motion from the May 8, 2019 meeting, committee will discuss and possibly vote to recommend committee leadership for review and ratification by the GWNC Board. [note: At that same meeting, the GWNC Board also moved to limit GWNC Committee leadership positions to currently serving GWNC Board Members and Alternates.]
Mr. Kirkham suggested establishing an Assistant Secretary position.

MOTION (by Mr. Kirkham, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council Land Use Committee has as its leadership a Chair, Secretary and Assistant Secretary.

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

Committee Member Susan O'Connell arrived at this time (7:02), making 11 Committee Members present (the Committee quorum was seven).

Mr. Farha nominated himself as Chair. The nomination was PASSED by a hand vote; one abstained (O'Connell).

- e. Committee Stakeholder Members Ethics Requirement. On July 8, 2016, the GWNC Board established a new policy and procedure whereby GWNC stakeholders serving on GWNC standing committees are required to take the same Ethics training GWNC Board Members and Alternates are required to take (Item IV(c)).
- i. Discussion on process of reporting ethics training completion and deadline for completion.
Ms. Moser explained the above.

5. **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. 5786 ½ Melrose Ave: (Discussion and Possible Action) (Adan Madrid) 7-Eleven Convenience store within an existing mini mall requesting 24 Hour operation. No alcohol sales. Returning to present support letters and get a vote of support from LUC. ZA-2019-422-CU.

Copies were distributed of a letter from Mr. Madrid to Cindy Chvatal-Keene of the HPOA, and "7-Eleven Conditions." He explained that they are asking for a 24-hour Conditional Use Permit. He said "we've made several concessions." There would be "no alcohol." He described neighborhood groups' support, including the Police. There probably will be a Hearing in June or July.

MOTION (by Mr. Kirkham, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project at 5786 ½ Melrose Ave. as presented.

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

- b. 5212 Melrose Ave: (Discussion and Possible Action) (Dana Sayles, Olivia Joncich)
Pursuant to LAMC 12.24.W.24, Conditional Use Permit to allow a hotel within 500 feet of any A or RE zone. Pursuant to LAMC 12.27, Zone Variance to allow the maintenance of the existing driveway width of 8' 9' feet to serve the hotel use in lieu of the required 10 feet in lieu of 12.21A5(E). Pursuant to LAMC 12.28, a Zoning Administrator Adjustment to allow parking stackers within the required rear yard setback in lieu of 12.14. C.2. ZA-2017-3165- CU-ZV-ZAA; ENV-2017-3166-EAF. [note: the GWNC Land Use Committee voted to support the project at 5212 Melrose Blvd. "as-presented" at its meeting on April 23, 2019. The same motion failed to pass at the subsequent May 8, 2019 GWNC Board Meeting (7 – 7 – 4).]

It was agreed that there was no need to discuss this.

- c. 4827 W. Oakwood Ave: Discussion and Possible Action) (Amy Lee, Seung-Min Han)
Demolition pre-inspection Application No. 19019-10000-01696. [note: at the meeting of its board on March 14, 2018, the GWNC voted to support the project at 4827 W. Oakwood Ave as presented on the condition that requested outreach be provided. A letter of support, dated May 8, 2018, was generated and distributed to relevant parties.]

It was agreed that there was no need to discuss this.

- d. 742 N. Highland Ave.: The Cat and Fiddle (Discussion and Possible Action) (Ashlee Gardner) Seeking support for a CUB. No Case Number yet.
Three McCadden homeowners, saying they also represented four others, opposed "new expanded hours." They were concerned that "it's going to lead to more frequent boisterous behavior." Marina Mintz said the CUB would result in "increased taxes paid" and "more security" and patrons instead of a homeless encampment. No Motion was made or vote taken.

- e. 607 N. Manhattan Place: (Discussion and Possible Action) (Matthew Hayden) Demolition of 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.

Mr. Hayden showed slides, explained the "TOC" project and distributed document copies. They were requesting an FAR increase of 3:1 to 4 ½:1, and density and height increases.

He said it was zoned R-3 since the "early 80's" and is "consistent with the multi-family zoning."

Committee Member Jennifer DeVore left at this time (7:29), making 10 Committee Members present (the Committee quorum was seven).

Mr. Hayden stated that "we would like to try to retain those trees" on site; the City Bureau of Engineering may require revisions that could impact that. Architect Graham Ferrier said "our intent is to have more . . . [parking] than is required." The front would have a 17-foot setback and there is "a lot of public space on the roof." Mr. Hayden indicated that they are willing to plant new trees. Resident Joanne Pendorf, and Pat Jirpak (for Gabrielle Shaba) were opposed, believing the project to be too big and out-of-character. Resident Kiersten Stuly was concerned about noise. Mr. Ferrier and Mr. Hayden described the underground parking mechanism. Mr. Hayden believed "this won't set a precedent." Mr. Genewick said "it should be cut down about half."

MOTION (by Ms. O'Connell, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 607 N. Manhattan Pl. as presented because the Committee does not agree with the additional three incentives requested by the developer for 1) building height increase of 22 feet; 2) average front yard setback of 17 feet; and 3) 30% side yard reduction of six feet, four inches.

MOTION FAILED by a hand vote with four in favor; one opposed; four abstained.

MOTION (by Mr. Genewick, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 607 N. Manhattan Pl. as presented.

MOTION PASSED by a hand vote with seven in favor; two opposed; one abstained.

- f. 611 N. Manhattan Pl.: (Discussion and Possible Action) (Matthew Hayden) Proposed Construction use and maintenance of a new 14-unit 5-story -56' height apartment building with 2-ELI units and with parking for 12 Vehicles and 16 bicycles. Mr. Hayden showed slides and explained the project. Copies were distributed of documents. He noted that "it doesn't require a public Hearing."

MOTION (by Mr. Genewick, seconded by Ms. O'Connell): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 611 N. Manhattan Pl. as presented.

DISCUSSION: Ms. Pendorf opposed the project due to its density.

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

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

- g. 300 N Plymouth Blvd: (Discussion and Possible Action) The company “Mansion Mates” sublets rooms and dorm style beds as Off Campus Housing - Living Space (listed on Hot Pads, Trulia and other sites). Previously, and at a duly noticed meeting on February 13, 2019, the GWNC Board voted to oppose the current use of the property at 300 N. Plymouth as presented.
Copies were distributed of project correspondence in which a resident opposed the project. The Committee urged neighbors to contact the City with comments.
- h. 726 S. Wilton Place: (Discussion and Possible Action) (Matt Mehdiziadeh, Daniel Pourbaba) Demolition Pre-inspection Application No. 18019-10000-06366
No Motion was made or vote taken.
- i. 622 N. Manhattan Place: (Discussion and Possible Action) (Robert Tawusci, Akash Shah) Demolition pre-inspection Application No. 19019-70000-00361.
No Motion was made or vote taken.
- j. 5080 Melrose Ave: (Discussion and Possible Action) (Roy Seysmak) Demolition pre-inspection Application No. 19019-20000-00882/B19VN03009
No Motion was made or vote taken.
- k. 117 N. Manhattan Pl.: Project was built with the original plans that were presented to LUC, not the plans that LUC supported and the Board voted to approve. Rob Fisher and Emma Howard from CD4 were researching and have responded to the LUC.
Mr. Kirkham relayed that Mr. Fisher said that City Planning indicated that the project qualifies under the Small Lot Subdivision Ordinance.

6. NEW BUSINESS

- a. TOC/TNP/ SB-50: (Discussion and Possible Action) General continued discussion of Transit Oriented Communities, Transit Neighborhood Plans, and Senate Bill 50.
 - i. Councilmember Ryu’s Initial Comments on the Purple Line Transit Neighborhood Plan: (Discussion and Possible Action) (Conrad Starr) Councilmember Ryu (CD4) has released two letters, both dated April 22, 2019, on the proposed Purple Line Transit Neighborhood Plan.
Ms. Roberts reported for Mr. Starr that a coalition of neighborhoods sent a letter.
- b. 547 N. Cahuenga Blvd: (Discussion and Possible Action) (Sergio Schwark) Enclose an existing carport that is 7’ from the corner of the existing residence. Remodel and add 11.5 SF to the existing pool house. ZA-2019-2502-ZAA, ENV-2019-2501-CE. This is a non-contributing home in an HPOZ.

MOTION (by Mr. Kirkham, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the letter of recommendation from the Hancock Park HPOZ dated October 30, 2018 regarding the project at 547 N. Cahuenga Blvd.

DISCUSSION: Mr. Schwark said “everything is permitted.”

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

c. 307 S. Citrus Ave: (Discussion and Possible Action) (Dafane Abergel) Demolition pre-inspection Application No. 19019-20000-00575/B19VN01972
No Motion was made or vote taken.

d. 622 Irving Blvd: (Discussion and Possible Action) (Robert Soto) Demolition pre-inspection Application No. 19019-20000-01707/B19VN05827
No Motion was made or vote taken.

e. 806 N. Cherokee Ave: *Discussion and Possible Action* (Eric Luna) Demolition pre-inspection Application No. 19019-70000-01875
No Motion was made or vote taken.

7. REQUESTS FOR FUTURE AGENDA ITEMS

- a. 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. DIR-2018-7019-TOC, ENV-2018-7020-EAF. Project is currently on hold. Committee will discuss possible illegal demolition.
Stakeholder Liz Fuller said the City is requiring a historic resources report for this project.
- b. 645 N. Rossmore Ave: (Discussion and Possible Action) (Daniel Ahadian) New 6-story, multi-family project consisting of 25 units (with 8% or 2 units set aside for ELI) over one subterranean parking garage containing 18 auto stalls and 18 bike stalls. TOC incentive to allow for 25% reduction in both side yards and 20% reduction in required open space. DIR-2019-1693-TOC; ENV-2019-1694-EAF
- c. 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. Will not come to the meeting.
- d. 985 S. 3rd Ave: (Discussion and Possible Action) (Laszlo Faerstain) Demolition pre-inspection Application No. 19019-10000-01675
- e. 5750 – 5756 W. Melrose Ave & 657 Lucerne Blvd: (Discussion and Possible Action) (Matthew Nichols, Michael Flannigan) To allow an existing patio to encroach at the property line along Melrose Ave and to waive any dedication and improvements being requested by the Bureau of Engineering. ZA-2019-2253- ...
- f. 517 - 525 ½ N. Gramercy Pl.: (Discussion and Possible Action) (Matthew Hayden)
Proposed construction, use and maintenance of a new 4-story (max 56' height) 32-unit apt. bldg. including 3 ELI and 2 moderate units over 1 level of subterranean 32 vehicle parking and 33 bicycle parking. DIR-2019-1971-TOC, ENV-2019-1972-EAF.
- g. 6535 W. Melrose Ave: (Discussion and Possible Action) (Daniel Ahadian) A new variable height 3-4 story mixed use building ranging from 35' to 56' with 33 units (3ELI) with 4,895 SF of commercial space. DIR-2019-647-TOC, ENV-2019-648-EAF

h. Next GWNC Land Use Committee Meeting. The next GWNC Land Use Committee meeting will be held at 6:30pm on June 25, 2019 at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.
The above were noted.

8. PROJECTS COVERED BY OTHER BOARDS (for information only)

- a. 629 S. Lucerne Blvd: Request for a fence up to 8 ft. located in the front yard in a R zone. ZA-2019-2159-F. ENV-20192160-CE
 - b. 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 In Construction now. This is an HPOZ.
 - c. 4600-4680 Wilshire Blvd.: Conversion of the Farmers Insurance Building to 63 Condominiums, construction of 18 multi family townhouse condominiums and 6 Single family residences. 237 parking spaces 303, 384 Sq. Ft. of floor area (108,652 SF new floor area) and merger of Mullin Ave. This is a DRB. DIR-2019-2192--SPP-DI-SPR, ENV-2019-2193-EAF.
 - d. 302 S. Irving Blvd: 397 SF addition of a second story master bedroom suite addition. DIR-2019-2300-COA, ENV-2019-2301-CE. This is an HPOZ.
- The above were noted.

9. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION

- a. TOC/TNP: Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans.
- b. Quicker Liquor (Extended Bar Hours)
- c. Amendment of the Rent Stabilization Ordinance: (Discussion and Possible Action) (Karen Gilman) RSO section 151-28c to authorize applicants to apply for hardship exemptions.
- d. Reorganization of Administrative Provisions: Formerly known as: Processes and Procedures Ordinance

Committee Members and others commented on legislation.

10. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

There were no comments or announcements at this time.

11. ADJOURNMENT

Ms. Moser declared the Meeting **ADJOURNED** at 8:55 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>.