



Greater Wilshire Neighborhood Council
Land Use Committee Meeting Discussion Notes, Tuesday, June 25, 2019
Approved July 23, 2019

Per the L.A. City Attorney's Office, since no quorum was present, there was no call to order and no Meeting was held; this only was a discussion at which comments were heard. No Motions were made or votes taken.

1. WELCOMING REMARKS

a. Call to order (Philip Farha)

A duly noticed meeting of the Land Use Committee ("LUC") of the Greater Wilshire Neighborhood Council ("GWNC") was held on Tuesday, June 25, 2019, at Marlborough School, Collins Room – D200, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chairman Philip Farha began the discussion at 6:37 p.m.

b. Roll Call (Cathy Roberts)

Four of the 12 Committee Members were present at the beginning of the Discussion, which is not a quorum: Rory Cunningham, Jennifer DeVore, Philip Farha (Chair) and Cathy Roberts. Patricia Carroll and Mike Genewick arrived later. Karen Gilman, John Gresham, Dick Herman, Max Kirkham), Caroline Moser and Susan O'Connell 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) didn't meet 51% of the 12 filled Committee Seats, or seven 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. Twelve Committee Seats were filled (by election or appointment). [To apply to become a Member, see www.GreaterWilshire.org] Also attended: 19 Stakeholders and Guests.

Item 6e was moved forward in the agenda:

6e. Playground Pilot Project: (Discussion and Possible Action) (John Welborne)

Resident John Welborne reported that "the Council Office and Windsor Square" have been working together "to explore having this pilot playground project on Larchmont Blvd." The project has the support of LVNA, Hancock Park, and the Larchmont business community.

No action was taken because there was no quorum. No Motion was made or vote taken.

Committee Member Mike Genewick arrived at this time (6:45), making five Members present, two short of the Committee quorum of seven. The Meeting continued with Item #2. a.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

a. Aditi Shakkwarwar (Field Representative for Assemblymember Richard Bloom)

[*This Agenda Item was addressed after Mr. Genewick arrived after Item #6. e.*] Aditi Shakkarwar, Field Representative for State 50th District Assemblyman Richard Bloom (310-450-0041; Aditi.Shakkarwar@asm.ca.gov; <http://assembly.ca.gov/Bloom>), Ms. Shakkarwar described three (3) bills that Assembly Member Bloom has authored. AB 1743 (affordable housing tax exemption, has passed the Assembly and is now in the Senate); AB 1399 (Ellis Act reform to close loopholes, has passed the Assembly and is now in the Senate); AB 881 (removes ambiguities in ADU bill, passed the Assembly, now in the Senate).

Committee Member Patti Carroll arrived at this time (6:56), making six Members present, one short of the Committee quorum of seven.

Josh Kurpies, District Director for State 50th District Assemblymember Richard Bloom, (310-450-0041; Josh.Kurpies@asm.ca.gov; <http://assembly.ca.gov/Bloom>), Mr. Kurpies described SB 330 and SB 592 legislation and cautioned that text was still being amended. He responded to committee's concerns about the fate of local control and stated that the new bills were directed at the state's housing emergency not an attempt to "gut and amend" SB50. Committee voiced its concern about setting a precedent that would circumvent local control.

3. CHAIRPERSON'S REPORT

a. Administrative

Mr. Farha reported that the committee has new leadership and requested that more members step forward to assist with the work of the committee outside of the meetings. He reported that the LUC will update the Mission Statement to reflect that we have a duty to the future, respect for the past and that project teams should perform neighbor outreach and provide projects that benefit the neighborhood.

4. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Review and approval of April 23, 2019 Minutes

No action was taken because there was no quorum. No Motion was made or vote taken.

b. Review and approval of May 28, 2019 Minutes

No action was taken because there was no quorum. No Motion was made or vote taken.

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

Copies were distributed of and the "Early Planning Report Summaries for GWNC Area" were reviewed.

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

Applicant not present. No Motion was made or vote taken.

- b. 622 N. Manhattan Place: (Discussion and Possible Action) (Akash Shah) Demolition pre-inspection application 19019-70000-00361

Applicant not present. No Motion was made or vote taken.

6. NEW BUSINESS

- a. 6535 Melrose Ave: (Discussion and Possible Action) (Daniel Ahadian) A new 3-4 story mixed use. Building is ranging from 35' to 56' with 33 units (3- ELI) with 4,895 sq. ft. of commercial space. DIR-2019-647-TOC, ENV-2019-648-EAF

Mr. Ahadian reported that planning continues on the 33-unit building formerly the location of a gas station. He showed slides of the floor plan, photos and a rendering. There are 37 vehicle and 33 bicycle spaces in subterranean parking. Parking for residents and for the business patrons. There is open space on the roof deck, the 2nd floor courtyard, and the 4th floor courtyard. The building steps down towards the neighbors. They will “add some trees.” He described the “neighborhood sensitive design.” Mr. Cunningham believed the design did not enhance the neighborhood. Ms. Carroll suggested outdoor patio seating. Speaker Joy McManus spoke in favor of the project. The committee suggested more outreach. A hearing has not been set.

- b. 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 one level of subterranean 32 vehicle parking and 33 bicycle parking. DIR-2019-1971-TOC, ENV-2019-1972-EAF .

Copies were distributed of project documents for this Tier 2 TOC building. Mr. Hayden explained the project including solar panels on the roof. A new four-story, 51-unit building is nearby. Neighbor Joanne Pendorf was concerned whether enough outreach was done.

- c. 5750-5756 W. Melrose Ave and 657 Lucerne Blvd: (Discussion and Possible Action) (Michael Flanagan) 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- .

Mr. Flanagan and Herardo Reyes spoke. They seek a zoning change and are working with the Planning Dept. The Hearing is in about two months.

- d. 629 S. Lucerne Blvd: (Discussion and Possible Action) (Anthony Zubick) Request for a fence up to 8 ft. located in the front yard in a R zone. ZA-2019-2159-F. ENV-20192160-CE.

No action was taken because there was no quorum. No Motion was made or vote taken. This project is in an HPOZ.

- f. 985 S. 3rd Ave: (Discussion and Possible Action) (Laszlo Faerstein) Demolition Pre-inspection Application No. 18019-10000-01675.

- g. 622 N. Irving Blvd: (Discussion and Possible Action) (Robert Soto) Demolition Pre-inspection Application No. 18019-20000-01707/B19VN05827.
- h. 250 S. Gramercy Place: (Discussion and Possible Action)(Jin An) Demolition Pre-inspection Application No. 18019-10000-02279.
- i. 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. Mr. Simms says he will not come to the LUC meeting.

No action was taken on above Item #s 6. f.-i. because there was no quorum. No Motion was made or vote taken.

7. REQUESTS FOR FUTURE AGENDA ITEMS)

The following items were presented for information only. No action was requested or required at this time.

- a. 5212 Melrose Boulevard: (Discussion and Possible Action) (Dana Sayles, Olivia Joncich) 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 with the Larchmont Village Neighborhood Association.
- b. 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.
- 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. 5279 W. Olympic Blvd: (Discussion and Possible Action) (R. Bruce Evans) Project is to allow the continued sale and dispensing of beer and wine for off-site consumption in conjunction with a 24 hour convenience store (7-Eleven) ZA-2015-1026-CUB, ENV-2019-2562-CE.
- f. 401 Mansfield Ave: (Discussion and Possible Action) (Lawrence Woodcraft) Demolition Pre-inspection Application number 19019-20000-02053/B19VN07066. This is a SFR to be replaced by a SFR.
- g. 950 S. Wilton Place: (Discussion and Possible Action) (Ben Borukhim) Demolition Pre-inspection Application number 19019-10000-02545.
- h. 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.
- i. 726 S. Wilton Place: (Discussion and Possible Action) (Matt Mehdiziadeh, Daniel Pourbaba). Demolition Pre-inspection Application No. 18019-10000-06366

j. 726 -732 S Wilton Place: (Discussion and Possible Action) (Daniel Pourbaba, Erika Diaz)
A new 25 Unit apartment building with base incentives to allow height of 61', reduction of side yard to 6' 4" in lieu of reduced open space. DIR-2019-3158-TOC, PAR-2019-372-TOC.

It was agreed to re-Agendize this project [the developer was not present].

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

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

- a. 4680 W. Wilshire Blvd.: Project for 87 residential units, includes, change of use of existing structure, including 63 units in the existing building, 18 new townhome condos and 6 small lot SFDS. this is a DRB. DIR-2019-2192--SPP-DI-SPR, ENV-2019-2193-EAF. (DRB)
- b. 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. (HPOZ)
- c. 822 S. Plymouth Blvd.: (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. (HPOZ)
- d. 512 S. Van Ness Ave: (Michael Rueda) Demolition Pre- inspection Application No. 19019-10000-02028. (HPOZ)
- e. 112 N. June St: (Michael Sourapas, Donald and Marlene Kottler, Frank Angel) to allow 10,138 sq. ft. in lieu of the Maximum 9,225 sq. ft, otherwise permitted in conjunction with additions to the first and second floors and patio porch areas of an existing SFD and the construction of a subterranean garage all upon a 21,966S. Ft. Lot in the RE11-1-HPOZ and the Categorical Exemption ENV-2014-4092-CE, ZA-2014-391-ZAA-1A, ENV-2014-392-CE. (HPOZ)
- f. 645 Muirfield Road: (Doug Humphries) Demolition Pre- inspection Application No. 19019-20000-02617/B19VN08727 (HPOZ)

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

10. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

- a. 710 El Centro: (Karen Gilman) (not GWNC)
It was agreed to re-Agendize this project.

b. ADJOURNMENT

Mr. Farha ended the Discussion at 9:04 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>.