



Greater Wilshire Neighborhood Council
Land Use Committee Meeting Minutes, Tuesday, July 23, 2019
Approved August 27, 2019

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, July 23, 2019, at Collins Room – D200, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chair Philip Farha called the meeting to order at 6:39 p.m.

b. Roll Call (Cathy Roberts)

Ms. Roberts called the roll. Seven of the 12 Committee Members were present at the Roll Call: Philip Farha (Chair), Karen Gilman, John Gresham, Dick Herman, Max Kirkham, Caroline Moser and Cathy Roberts. Susan O’Connell arrived later. Patricia Carroll, Rory Cunningham, Jennifer DeVore and Mike Genewick 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) 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: 12 Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no public comments at this time.

3. CHAIRPERSON’S REPORT

a. Administrative

Mr. Farha noted that there are many Board Members on the Committee. Ms. Moser announced that she will resign after this meeting. Mr. Kirkham reported that the City Attorney advised to name this meeting a “Joint Board – Committee meeting” because the Committee has a quorum of a quorum of Board Members on it [at least seven of the Committee Members also are Members of the Board, which has a quorum of thirteen.]

4. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Review and approval of April 23, 2019 Minutes.

MOTION (by Ms. Moser, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its April 23, 2019 Meeting with the following correction: revise the Agenda-copied wording “Melrose Boulevard” to “Melrose Avenue.”

MOTION PASSED unanimously; zero opposed; zero abstained.

b. Review and approval of May 28, 2019 Minutes.

MOTION (by Ms. Moser, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its May 28, 2019 Meeting with the

following correction: revise the Agenda-copied wording “Melrose Boulevard” to “Melrose Avenue.”

MOTION PASSED unanimously; zero opposed; zero abstained.

c. Review and approval of June 25, 2019 Minutes.

Mr. Farha noted that, because there was no quorum, the document is titled “Notes,” not “Minutes,” and the event was a “Discussion,” not a “Meeting.”

MOTION (by Ms. Moser, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council Land Use Committee approves the Notes of its June 25, 2019 Discussion as written.

MOTION PASSED; zero opposed; one abstained.

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

There was discussion of the status of the project at 1141 S. Crenshaw; Ms. Gilman will research it.

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

Copies were distributed of a project document(s). There was discussion of the status and Committee procedure for handling Pre-demolition applications. Mr. Kirkham suggested Agendizing writing a draft letter to the City for more information. He and Mr. Farha noted difficulty getting information from the City regarding such applications. No motion was made or vote taken.

Committee Member Susan O’Connell arrived at this time (6:58) while John Gresham stepped out), making seven Committee Members present (the Committee quorum was seven).

b. 985-991 S. 3rd Ave & 3607 W. Olympic Blvd (Discussion and Possible Action) (Laszlo Faerstain). Director’s Determination TOC Affordable Housing Incentive Program. Project is exempt from CEQA. Qualifying Tier 2 Project totaling 50 dwelling units (6) Very Low Income with basic incentives and additional incentives. DIR-2018-2234-TOC, ENV-2018-2235-CE.

No representative was present. No motion was made or vote taken.

6. New Business

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

a. 5279 W. Olympic Blvd.: (Discussion and Possible Action) (R. Bruce Evans, Michael Coffman) Proposed Project, approval of plans from ZA-2015 -1026CUB-CU to allow the continued sale and dispensing of beer and wine for off site consumption in conjunction with a 2,537 Sq. Ft. convenience store (7-Eleven) operating 24 hours daily in a C2-1 zone. Renewal application - No Change Requested. ZA-2015-1026-CUB-CU-Pal, ENV-2019-2562-.CE.

Copies were distributed of a project document(s). Mr. Evans indicated that this is a Conditional Use Permit application. “We are not asking for any changes; this is strictly a renewal.” The project is at corner with La Brea. The site is being well monitored and “has security cameras and store employees ask for identification for age restricted items. They submitted a compliance packet and have reached out to the LAPD.” The applicant will follow up with the Sycamore Square Neighborhood Association; “they are aware of the application.” The applicant will check landscaping maintenance; Ms. Moser noted the different appearance from previous renderings. No hearing date has been set; they “just filed the application three months ago.”

MOTION (by Mr. Kirkham, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the 7-11 project located at 5279 Olympic as proposed pending further outreach.

MOTION PASSED unanimously; zero opposed; zero abstained.

- b. 726 S. Wilton Place: *(Discussion and Possible Action) (Matt Mehdiziadeh, Daniel Pourbaba) Demolition Pre-inspection Application No. 18019-10000-06366.*
- c. 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 that the two above Items would be considered together. Copies were distributed of a project document(s). Mr. Pourbaba presented. This is a transit-oriented project, tier 3, at the corner with Wilshire in an R-3 zone. It is “roughly a 15,000 square-foot lot; it’s currently vacant and has been for five or so years.” Six stories are allowed; they are proposing 5 1/2 stories. Three of the 25 units would be very-low-income studios. He described the design.

Committee Member John Gresham returned at this time (7:24), making eight Committee Members present (the Committee quorum was seven).

There was discussion about the landscaping; Mr. Kirkham requested that no trees be removed. Mr. Pourbaba said they’re planning to plant one more tree and will email their landscaping plan. Neighbors on Facebook said “just build something“ to replace the empty lot on which there were problems. Mr. Gresham encouraged contacting Neighborhood Associations, including Wilshire Park and Country Club Heights. There would be 26 bicycle spaces. “The parking is on the first level,” more than is required. “Both stairs are open air.”

MOTION (by Ms. Moser, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project located at 726 -732 S. Wilton Place as proposed, pending community outreach, a landscape plan, and an updated site plan.

MOTION PASSED unanimously; zero opposed; zero abstained.

- d. 127 N. St. Andrews Pl.: *(Discussion and Possible Action) (George Kypreos) Demolition Preinspection Application No. 19019-10000-02956.*

No representative was present. No motion was made or vote taken.

- e. 446 N. Mansfield Ave.: (Discussion and Possible Action) (Jason Herriven) Demolition Preinspection Application No. 19019-20000-03193/B19VN10692.

Mr. Farha will research the above. No motion was made or vote taken.

- f. 365 S. Citrus Ave: (*Discussion and Possible Action*) (*Lawrence Woodcraft*) Demolition Preinspection Application No. 19019-20000-03204/B19VN10733.

Ms. Roberts reported that this is a tear-down and rebuild single family home. No motion was made or vote taken.

- g. 401 N. Mansfield Ave: (*Discussion and Possible Action*) (*Lawrence Woodcraft*) Demolition Preinspection Application number 19019-20000-02053/B19VN07066. *This is a SFR to be replaced by a SFR.*

Mr. Farha will research the above. No motion was made or vote taken.

- h. 200 S. Larchmont Blvd.: Discussion and Possible Action) (Leslie Cayton) Demolition preinspection application 19019-20000 03324B19VN11162.

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

- i. 5651 Clinton St.; Discussion and Possible Action) (*Kesser Clinton*) Demolition pre-inspection application 19019-20000-03051/B19VN10313.

GWNC Administrator Shirlee Fuqua reported that the applicant did not reply to contact attempts. No motion was made or vote taken.

7. REQUESTS FOR FUTURE AGENDA ITEMS

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

- 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.

Ms. Fuqua reported that the developer is working with the LVNA and the L.A. Tenants Union. There was extensive discussion about the project.

- b. 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. Farha noted that this is at the corner with Highland Ave.

- c. 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 i leve of subterranean 32 vehicle parking and 33 bicycle parking. DIR-2019-1971-TOC, ENV-2019-1972-EAF.

- d. 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.
- e. 611 N. Manhattan Place: (Matthew Hayden) applicant will provide more information when it becomes available.
- f. 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.
- g. 950 S. Wilton Place: (Discussion and Possible Action) (Ben Borukhim) Demolition Pre-inspection Application number 19019-10000-02545.
- h. 307 S. Citrus Ave: (Discussion and Possible Action) (Dafane Abergel) Demolition pre-inspection application 19019-2000000575/B19VN01972.
- i. 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.
- j. Next GWNC Land Use Committee Meeting will be held at 6:30pm on August 27, 2019 at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.

The above requests and next Meeting were noted.

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. 4750 W. Wilshire Blvd.: Park Mile Specific Plan Determination to Approve With Conditions a Project Permit Compliance Review and Design Review to allow remodeling, aesthetic improvements and additions including a new 4,423 Sq. Ft. open terrace, 3 new permanent 12 Ft. shade structures, landscape renovations, 2 new 10 Ft. awnings off the lobby, ADA ramp access, stairs and 2 wayfinding signs. DIR-2018-6648-DRB-SPP, ENV-2018-6649-CE. (DRB).
- c. 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).
- d. 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) ADVISORY AGENCY APPROVED PRELIMINARY PARCEL MAP.
- 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. 575 N. Lillian Way: Demolition of an existing 1-story 1,728 Sq. Ft. SFD and existing structures and the construction of a new 2-story 4,232 Sq. Ft. SFD and detached garage. (HPOZ).

- g. 645 Muirfield Road: (Doug Humphries) Demolition Pre-inspection Application No. 19019-20000- 02617/B19VN08727 (HPOZ).
- h. 512 S. Van Ness Ave: (Michael Rueda) Demolition Pre-inspection Application No. 19019-10000- 02028. (HPOZ).
- i. 614 N. Cahuenga Blvd.: (Howard Cott) Demolition Pre-inspection Application No. 19019-10000- 03121 (HPOZ).
- j. 4084 W. Leeward Ave.: (Bojana Banyasz) Demolition Pre-inspection Application No. 19019- 10000-03177 (HPOZ) Already Approved by HPOZ Board.

The above Item was skipped.

9. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION

- a. TOC/TNP: Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans.
Lisa Keehan Davis of Toluca Lake noted that bus and train station locations are being reconsidered and will affect development.
- b. Quicker Liquor (Extended Bar Hours).
Ms. Gilman noted that the State passed this legislation.
- 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.
There was discussion of the status.
- d. Reorganization of Administrative Provisions: Formerly known as: Processes and Procedures Ordinance.
Mr. Farha noted that this earlier was discussed. Ms. Roberts reported that the City Planning Department will annotate what has been revised.

10. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

- a. 710 El Centro (Karen Gilman) (not GWNC)
Ms. Gilman reported that a letter was sent to Rob Fisher and Emma Howard regarding Le Petite Marche at Melrose regarding the restaurant's liquor license renewal application.
- b. ADJOURNMENT
Mr. Farha declared the Meeting **ADJOURNED** at 8:45 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>.