



Greater Wilshire Neighborhood Council
Land Use Committee Meeting Minutes, Tuesday, August 27, 2019
Approved September 24, 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, August 27, 2019, at Marlborough School, Board Room, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chair Philip Farha called the meeting to order at 6:36 p.m.

b. Roll Call (Cathy Roberts)

Mr. Farha called the roll. Seven of the 11 Committee Members were present at the Roll Call: Rory Cunningham, Philip Farha (Chair), Mike Genewick, Karen Gilman, Dick Herman, Max Kirkham and Cathy Roberts (Secretary). Susan O’Connell arrived later. Patricia Carroll, Jennifer DeVore and John Gresham were absent. Caroline Moser no longer is on the Committee. 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: 14 Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no public comments at this time.

3. CHAIRPERSON’S REPORT

Mr. Farha noted that the Page Museum (TarPits.org/reimagine) is “soliciting input” regarding their redesign. Ms. Roberts explained the designer selection process.

a. Administrative

Mr. Farha explained why the City Attorney said that these must be “Joint” Meetings and that some Board Members must resign from the Committee. Mr. Genewick volunteered to resign. There was discussion of other Members resigning.

Committee Member Susan O’Connell arrived at this time (6:50), making eight Committee Members present (the Committee quorum was six).

Mr. Kirkham also volunteered to resign.

4. ADMINISTRATIVE ITEMS (Discussion and Action)

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

MOTION (by Mr. Kirkham, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its Tuesday, July 23, 2019 Meeting as presented.

MOTION PASSED by a hand vote; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Cunningham).

- b. Review of Early Planning Report for possible future action items.
Copies of the Report were distributed and reviewed. It was agreed not to Agendize any of the projects to present to the Committee; 107 Lucerne is an HPOZ.

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.

Mr. Faerstain showed a rendering and indicated that trees had been added, the recreation area moved, and the entry revised. By right he can build at least 23-45 units. He explained challenges dealing with the City. He is providing almost double the required parking. The project is in the Country Club Park neighborhood; he will bring neighbors’ letters of support. No Motion was made or vote taken.

- 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.

This was combined with above Item #5. a.

- c. 5212 Melrose Ave: (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.

Susan Hunter updated. There have been “multiple Code violations”; the City requested “getting the property back to Code,” then may allow a new project. Owner Steven Lasky of Lasky Ventures met with the L.A. Tenants Union; an “automatic right of return” for tenants was discussed. Ms. Hunter said “they agreed to extend the Ellis for the tenants, however the communications just stopped. Out of the seven bungalows there were only three families left.” She will update at a later date.

- d. 6535 Melrose Ave: (Discussion and Possible Action) (Daniel Ahadian) A new 3-4 story mixed use building 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.

GWNC Administrator Shirlee Fuqua reported that the applicant “did not respond.” Mr. Farha noted that the project is a TOC (Transit-Oriented Community), as such the applicant does not need to present to us if they aren’t asking for any kind of special conditions.

MOTION (by Mr. Farha, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 6535 Melrose Ave. as presented on June 25, 2019.

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

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

Mr. Hayden said “this is a TOC project.” Mr. Kirkham reported that neighbor Joanne emailed her opposition. It is currently a vacant lot.

MOTION (by Mr. Kirkham, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project at 517 - 525 ½ N. Gramercy Pl. as presented.

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

6. NEW BUSINESS

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

- a. 710 El Centro: (not GWNC) (Discussion and Possible Action) (Brett Engstrom) CUB to allow for the continued on and off-site sale of a full line of alcoholic beverages in conjunction with a new 3,345 SF restaurant. ZA-2013-CUB-PA1.

Representative Mr. Engstrom and Operator Matthew Cape presented about the project, known as Le Petit Marche, on the corner with Melrose. Mr. Engstrom said “nothing in the restaurant is changing . . . the new CUB’s do not have sunset clauses.” Mr. Cape described their complicated parking arrangement. They are open 11:00 a.m.-3:00 p.m. and 6:00 p.m.-closing; valet parking is available. Ms. O’Connell was concerned about limited parking. They agreed to work with the landlord to improve the parking situation.

MOTION (by Mr. Kirkham, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the renewal of the CUB for Le Petit Marche located at 710 El Centro.

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

- b. 506 N. Sycamore Ave: (Discussion and Possible Action) (Mark Chan) New 5-unit residential building.

Copies were distributed of project documents. Mr. Chan introduced himself, described his background and showed a rendering. This Small Lot Subdivision project at Rosewood is now in a feasibility study phase. "By right" four (4) units can be built. There was discussion of the design and neighborhood compatibility concerns. He will outreach to neighbors. Mr. Chan promised to return, review the design and have a slide presentation. No Motion was made or vote taken.

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

Ms. Fuqua said "they didn't respond." It was noted that the Committee already voted on this. A letter will be sent. No Motion was made or vote taken.

- d. 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.

This was combined with above Item #6. c.

- e. 749 S. Gramercy Drive: (Discussion and Possible Action) (Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03861.

No Motion was made or vote taken.

- f. 749 S. Gramercy Drive: (Discussion and Possible Action) (Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03864,

No Motion was made or vote taken.

- g. 743 S. Gramercy Drive: (Discussion and Possible Action) (Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03867,

No Motion was made or vote taken.

- h. 125 N. Western Ave: (Discussion and Possible Action) (FMG, Nathan Freeman) CUB/CUZ to allow the previously approved sale and dispensing of a full line of alcoholic beverages for onsite consumption in conjunction with an existing 4,066 sf restaurant on 2 levels with 144 indoor seats, operating from 7:00 am to 2:00 am daily.

Mr. Freeman and the two operators, James and Jason Seok, presented about L.A. Craft Eatery and Sports. Mr. Freeman reported that, in July 2014, the City approved a CUP for 144 seats. "It was built out as a restaurant but never occupied." Mr. Cunningham noted that this was the See's Candy building. James Seok said they will have valet parking. Their

Hearing will be September 17th. The Committee urged bringing supporting Stakeholders to the GWNC Board Meeting.

MOTION (by Mr. Kirkham, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the new CUB/CUZ for L.A. Craft Eatery and Sports (LACES) located at 125 N. Western Ave. contingent upon presentation of neighborhood outreach and support.

MOTION PASSED by a hand vote with six in favor; zero opposed; two abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Cunningham and Gilman).

- i. 152 N. Citrus Ave: (Discussion and Possible Action) (Farhad Zomorodi) Demolition Pre-inspection Application No. 19019-20000-03722/B19VN12573.

Civil Engineer Mr. Zomorodi reported that they are “in process” to get a Demolition Permit. Mr. Farha noted that this is by right. It was noted that neighbors have emailed objections to the planned size and design of the project. The owner wants to build a 2,700 square foot structure on a 6,500 square foot lot, across the street from a 5,000 square foot project. The Committee believed the design to be out-of-character for the neighborhood.

MOTION (by Mr. Herman, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the demolition and construction at 152 N. Citrus Ave. as presented.

MOTION PASSED by a hand vote with seven in favor; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Kirkham).

- j. CF 19-0623: (Discussion and Possible Action) Empty Homes Tax/Vacant and Habitable Housing Units.

Resident Maria Saprizio supported this, saying it would lead “landlords to lower rents.” Conrad Starr, President, Sycamore Square Neighborhood Association (SSNA), supported asking the GWNC Board to write a Community Impact Statement “to support the investigation into this . . . we may have a lot of housing capacity that’s not being used.” Mr. Farha was concerned that people would get unfairly taxed in certain situations; he believed the Motion should be more nuanced. Others noted that this only is to research; it is not a policy statement.

MOTION (by Mr. Kirkham, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board submit a Community Impact Statement in support of Council File 19-0623 to include specific policy concerns affecting the GWNC to be amended at the September 11, 2019 GWNC Board Meeting.

MOTION PASSED by a hand vote with seven in favor; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Genewick).

7. REQUESTS FOR FUTURE AGENDA ITEMS

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

- a. 950 S. Wilton Place: (Ben Borukhim) Demolition Pre-inspection Application number 19019-10000- 02545.
- b. 307 S. Citrus Ave: (Dafane Abergel) Demolition Pre-inspection Application 19019-2000000575/B19VN01972,
- c. 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.
- d. 5279 W. Olympic Blvd.: (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.
- e. 607 N. Manhattan Place: (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.
- f. 611 N. Manhattan Place: (Matthew Hayden) applicant will provide more information when it becomes available,
- g. 105 S. St. Andrews Pl.: (Mist Properties) Demolition Pre-inspection Application No. 19019-10000- 03612,

No action was taken on the above Items.

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

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

- a. 4680 W. Wilshire Blvd.: Project for 87 residential units, includes, change 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. 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),
- d. 1017 S. Windsor Blvd: Addition to a SFD 675 sf house and 520 sf garage, (Leonardo Kim)

- e. 107 N. Lucerne Blvd: Remodel and 876.2 sf addition to SFD. DIR-20194851-COA, ENV-2019- 4852-CE, (Alex Campos)

No action was taken on the above Items.

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,

No action was taken on the above Items.

10. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

- a. Next GWNC Land Use Committee Meeting will be held at 6:30pm on September 24, 2019 at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.

Mr. Farha noted the above.

b. ADJOURNMENT

Mr. Farha declared the Meeting **ADJOURNED** at 9:10 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>.