



Greater Wilshire Neighborhood Council  
Land Use Committee Meeting Minutes, Tuesday, September 24, 2019  
Approved Tuesday, October 22, 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, September 24, 2019, at Marlborough School, Collins Room – D200, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chair Philip Farha called the meeting to order at 6:43 p.m.

b. Roll Call (Cathy Roberts)

The Secretary called the roll. Four of the nine Committee Members were present at the Roll Call, which is not a quorum: Rory Cunningham, Philip Farha (Chair), Dick Herman and Cathy Roberts. Patricia Carroll, Karen Gilman and Susan O’Connell arrived later. Jennifer DeVore and John Gresham were absent. Mike Genewick, Max Kirkham and Caroline Moser no longer are 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 nine filled Committee Seats, or five 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. [To apply to become a Member, see [www.GreaterWilshire.org](http://www.GreaterWilshire.org)]. Also attended: 30 Stakeholders and guests.

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

Cliff Towne, of the Silver Lake Neighborhood Council Urban Design and Preservation Committee, was interested in how the GWNC handles land use issues.

*Committee Members Karen Gilman (6:45) and Patty Carroll (6:47) arrived at this time, making six Members present. Now the Committee could take binding votes on Agendized Items.*

**3. CHAIRPERSON’S REPORT**

a. Administrative

Mr. Farha indicated that there was no report.

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

a. Review and approval of August 27, 2019 Minutes.

**MOTION** (by Ms. Roberts, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its August 27, 2019 Meeting as written.

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

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

Ms. Gilman noted a lawsuit regarding the 950 Wilton TOC 100-year-old home; she urged the Committee to follow this and for Stakeholders to notify the Committee about illegal demolitions, which can release asbestos and violate AQMD guidelines.

*Committee Member Susan O’Connell arrived at this time (6:54), making seven Committee Members present (the Committee quorum was five).*

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

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

- a. 6535 W. 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) 4,895 sq. ft. of commercial space . DIR-2019-647-TOC, ENV-2019-648-EAF.

Copies had been distributed of a project document. Mr. Ahadian showed slides with renderings and a site plan; the project “is currently going through entitlement . . . we’ve made some changes . . . this was a gas station.” He said there would not be any displacement of rent-controlled housing. The project was started, then the City designated it a TOC project. There would be 37 parking spaces; 31 are required. “We accented the color with blue” and other colors and some balconies were removed. Access would be off Highland and off the alley. Nineteen new trees would be planted. He said “we reached out to the neighbors behind us”; two supported the project and one did not respond. South Hollywood Neighborhood Association (SHNA) Member Laura Whipple said she did not until recently know of the project and that “it’s so out of scale for the neighborhood”; she believed there is not enough parking and that noise would be a problem. Resident Marina Mintz was concerned about traffic, noise, and the out-of-character design. Resident Vina Chin was concerned about noise and pointed out that as few as two people talking can be heard from adjacent buildings. Mr. Herman said the units and balconies are designed to minimize noise. Ms. Gilman requested that Mr. Ahadian reach out to the Hancock Park Homeowners Association. Ms. O’Connell was concerned about the “block-like” look and stark colors. No Motion was made or vote taken; Mr. Farha noted that “we’re already on the record” opposing the project.

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

The above Item was not addressed.

**6. NEW BUSINESS**

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

- a. 371-377 N. St. Andrews Pl: (Discussion and Possible Action) (Shapour Shajirat, Babak Bardi Chaharmahali) A new 15 unit 4-story apartment building over street level parking and one level of subterranean parking. DIR-20194911-TOC, ENV-2019-4912-EAF

[*This Agenda Item was addressed after Item #6. j.*] Copies had been distributed of a document for the Tier 2 TOC project. No Motion was made or vote taken.

- b. 742 N. Highland Ave: (Discussion and Possible Action) (Ashley Gardner) Renewal of an existing CUB. ZA-2004-6850-CUB-PA3, ENV-2019-5487-CE

[*This Agenda Item was addressed after Item #6. e.*] Copies had been distributed of project documents. This is The Cat and Fiddle Restaurant. Ms. Roberts read aloud from an email from Don Hunt, of the SHNA, requesting project conditions. Greg Young said the owners are good people and that the Restaurant “is a family-friendly restaurant” for at least 13 years”; “by no means is this a nightclub.” Patron Tony McAlister supported them, saying they are “good and conscientious neighbors” that have supported a nearby emergency response facility. There are no Police complaints of which he knows. Ms. Whipple, stated that “they have live music outside . . . it’s really loud.” Ms. Chin said “this is about the noise” affecting “directly adjacent” neighbors. People “have called the Cat and Fiddle directly.” Neighbor David Drasin said “they have . . . on occasion live music that’s really loud . . . you can hear everything.” July 7<sup>th</sup> he reported it to the Police. Ms. Roberts received 13 support letters and eight opposing. Owner Ashley Gardner said that, four months ago, she approached the SHNA; Mr. Hunt said they haven’t received any complaints and she hasn’t, either. She said “I have gotten quotes for soundproofing.” She indicated that their current license allows music until 11:00 p.m. Also, “we’ve been doing a lot of work to clean up the homelessness.” Some alley disturbances could be from patrons of three nearby businesses. She said a next-door company wrote a letter indicating they do not have any complaints about the Restaurant. Ms. Gardner acknowledged that one of their three TVs is outside. Ms. Chin was concerned that “they want to have more special events with that extended CUB” such as sporting events. Mr. Farha requested that the SHNA and the Cat and Fiddle further discuss this with each other. No Motion was made or vote taken.

- c. 829 N. Orange Dr: (Discussion and Possible Action) (Shane Patel) Tree removal at a new construction site

The above Item was not addressed.

- d. 639 S. La Brea Ave: (Discussion and Possible Action) (Zachary Andrews, Dana Sayles) Presentation of Hotel Project ZA 2019-1744-CU-MCUP-SPR-TOC, ENV-2019 1736-EAF.

Ms. Sayles and Mr. Andrews showed slides of project documents for the eight-story, 47,000 square-foot TOC project in a C2-1 zone adjacent to the La Brea-Wilshire Metro Station. It would be 110 feet tall, “120 on top of mechanical screens.” They said there are no hotels in this area. They have a Vesting Tentative Tract Map and a Master CUP covering “the entire property.” They are allowed to build up to 234 units. There would be 177 vehicle and 139 bicycle parking spaces. Valet parking would be off La Brea and a secondary entrance. They explained traffic and pedestrian access and a potential “mixing” arrangement. “It’s an art-deco-inspired design”; they tried working with MTA to have

complimentary designs. They described a “sustainability” program. “The hotel guests would not be able to use any residential amenities.” The other side of the alley is R-4 zone with a 35-foot separation from an apartment building. “We did to 500-foot Notices . . . 3,000 mailings”; two replied. Mr. Andrews stated that “we will be negotiating with the LAPD” regarding hotel rooftop hours. Mid City West Community Council voted 28-1-1 in favor. A Hearing will be held October 23<sup>rd</sup>.

**MOTION** (by Ms. Roberts, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project at 639 S. La Brea Ave. project with the request to provide additional employee parking.

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

- e. 749 S. Gramercy Dr: (Discussion and Possible Action) (Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03861 and 19019-10000-03864

Copies had been distributed of the “Notice of Proposed Demolition.” Architect John Arnold showed site plans and renderings of a project that would be at 8<sup>th</sup> St. in an R4-1 Tier 3 TOC zone. They are in the “very early stages” of design; exterior materials are to be determined. There would be five residential stories over a commercial lobby and two subterranean parking levels. He said the 47-unit project, “has an uptick in density, but no other incentives.” Studios would be 500 square feet and one-bedrooms 650-675 square feet; 11% are “affordable.” There would be 41 parking spaces. Setbacks would include 15 feet from Gramercy; 19 feet in the rear; and 10 feet on the sides. Outreach has not yet been done. Ms. O’Connell suggested “treating the base slightly differently,” which Mr. Arnold said they are considering.

**MOTION** (by Mr. Cunningham, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the 8<sup>th</sup> & Gramercy project located at 743-749 S. Gramercy Dr. apartments as presented so that they can get more neighbor outreach, address the material and stylistic aspects of the architecture, and the parking.

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

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

See above Item #6. e.

- g. 610 N. Gramercy Pl: (Discussion and Possible Action) (Christian Santibaniz) Demolition Pre-inspection Application No. 19019-10000-04370

The above Item was not addressed.

- h. 307 S. Citrus Ave: (Discussion and Possible Action) (Eli Ankave, Dafane Abergel) Demolition Pre-inspection Application 19019-2000000575/B19VN01972

The above Item was not addressed.

- i. 950 S. Wilton Pl: (Discussion and Possible Action) (Ben Borukhim) Demolition Pre-inspection Application number 19019-10000-02545

The above Item was not addressed.

- j. 105 S. St. Andrews Pl: (Discussion and Possible Action) (Marc Tavakoli) Demolition Pre-inspection Application No. 19019-10000-03612

Copies had been distributed of the “Notice of Proposed Demolition” and other project documents. Mr. Tavakoli stated that “we are just in the beginning phases of the project” and showed a rendering and photos. Resident Caroline Moser recommended that the applicant perform neighborhood outreach and try to match the neighborhood architecture; Mr. Cunningham encouraged contacting the Neighborhood Association. No Motion was made or vote taken.

- k. Discussion: LUC Mission Statement

The above Item was not addressed.

- l. Discussion: Inclusion of ideas from other Neighborhood Council LUC’s regarding sustainability

The above Item was not addressed.

- m. Discussion: Citywide Design Guidelines (draft 3-22-19)

The above Item was not addressed.

**7. POSSIBLE FUTURE AGENDA ITEMS**

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

- a. 607 N. Manhattan Pl: (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
- b. 611 N. Manhattan Pl: (Matthew Hayden) applicant will provide more information when it becomes available
- c. 5212 W. Melrose Ave: (Dana Sayles, Olivia Joncich)

The above Items were not addressed.

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

- a. 212 Windsor Blvd: Demolition Pre-inspection Application No. 19019-20000-04030/B19VN13658 (Abraham Ortega)

The above Item was not addressed.

**9. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION**

- a. TOC/TNP: Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans.
- b. Amendment of the Rent Stabilization Ordinance: RSO section 151-28c to authorize applicants to apply for hardship exemptions.
- c. Reorganization of Administrative Provisions: Formerly known as: Processes and Procedures Ordinance

The above Items were not addressed.

**10. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS**

- a. Next GWNC Land Use Committee Meeting will be held at 6:30pm on Tuesday, October 22, 2019 at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.

b. ADJOURNMENT

Mr. Farha declared the Meeting **ADJOURNED** at 9:20 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>.