



Greater Wilshire Neighborhood Council  
Land Use Committee Meeting Minutes, Tuesday, October 22, 2019  
Approved Tuesday, January 28, 2020

**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, October 22, 2019, at Marlborough School, Collins Room – D200, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chair Philip Farha called the meeting to order at 6:34 p.m.

b. Roll Call (Cathy Roberts)

The Secretary called the roll. Five of the nine Committee Members were present at the Roll Call: Jennifer DeVore, Philip Farha (Chair), Dick Herman, Susan O’Connell and Cathy Roberts. Karen Gilman arrived later. Patricia Carroll, Rory Cunningham and John Gresham 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 nine filled Committee Seats, or five Members, so the Committee could take such votes. [To apply to become a Member, see [www.GreaterWilshire.org](http://www.GreaterWilshire.org)]. Also attended: 12 Stakeholders and guests.

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

Ms. Devore reported on the property at 252 S. June St. that burned.

*Committee Member Karen Gilman arrived at this time (6:35), making six Committee Members present (the Committee quorum was five).*

The property has been an “eyesore” for a long time and will be demolished. Mr. Farha said “they’ve been cited for Orders to Comply.”

**3. CHAIRPERSON’S REPORT**

a. Administrative

Mr. Farha reported regarding the 361 N. Citrus Ave. property, built in 1927, that the property is supposed to be demolished next week”; the developer is “rushing to bulldoze it.” It is zoned R-1 with restrictions. The process and timing is being reviewed as it all happened so quickly.

b. Review of November and December 2019 meeting dates.

Mr. Farha announced that they would be third Tuesdays November 19 And December 17. Ms. Roberts added that the dates were moved up due to holidays and room availability.

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

a. Review and approval of September 24, 2019 Minutes.

**MOTION** (by Ms. Roberts, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its September 24, 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.  
Copies had been distributed of the “010/22/19 September/October Early Planning Report Summaries for GWNC Area.” Projects were reviewed. It was agreed to Agendize the 742 N. Highland Ave. [“CUB . . . full line”] and 521 N. Gramercy Pl. [“construction . . . four-story . . . apartment building”] projects for presentation to the Committee.
- c. Review and discussion of “Outreach to Applicants.”  
Mr. Farha explained the current procedure. Ms. O’Connell urged that all applicants should present using the projection screen; she would like applicants to complete a document noting “what is by right, what are we asking.” Resident Carolyn Moser suggested a list of required documents and evaluation criteria.

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

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

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

Mr. Farha reported that a Cat and Fiddle representative met last night with the South Hollywood Neighborhood Association (SHNA). SHNA President Don Hunt requested that this Committee postpone voting; they are working on an agreement. The Committee agreed to TABLE this item.

**6. NEW BUSINESS**

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

- a. **571-577 N. St. Andrews Pl:** (Discussion and Possible Action) (Shapour Shajirat) 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

It was noted that the address is 371-377 St. Andrews, not “571-577.” Copies were distributed of project documents. Architect Mr. Shajirat presented with slides. They “submitted for Tier 2 TOC.” The site currently is a vacant lot next to 4806 Elmwood, with single-family homes to the north and west in an R-3 zone. The FAR would be 3:1 to 3:4.5; with a requested height increase from 45’ to 56’ and a side yard reduction from 8’ to 5’-8”. There would be 12 market rate units, two very-low-income units and one low-income unit. There would be 12 two-bedroom and 3 three-bedrooms apartments. He agreed with Ms. O’Connell that the “ask” is for an additional floor and smaller side yards. They are providing “four large drought-tolerant trees.” Parking would be accessible off of St. Andrews. There will be bicycle lockers. There would be planter boxes in front and roof solar panels. The adjacent yard is approximately 10 feet higher with an approximately seven-foot wall between the lots. They propose using corrugated metal, vinyl cladding, and painted stucco. Ms. O’Connell believed the design was “completely out of context” of nearby architecture. Mr. Shajirat offered to change materials and the design. Mr. Herman said “it looks rather cold and industrial.” Ms. Moser said the design could be more “pedestrian friendly” and noted that the developer needs to ensure there is irrigation for the

landscaping. Ms. Roberts requested more vehicle parking. Ms. O’Connell and Mr. Farha urged bringing photos.

**MOTION** (by Ms. Roberts, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project located at 371-377 N St. Andrews as presented.

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

- b. **125-135 N. Larchmont Blvd.:** (Discussion and Possible Action) (Gary Benjamin) New CUB to allow continued sales of beer and wine in conjunction with an existing restaurant w/1,147 sf interior area and 216 sf exterior patio area. 28 interior seats, 14 exterior seats and hours of operation of 11:30 am - 10 pm Sun-Thurs and 11:30 am - 10:30 pm Fri and Sat.

Copies had been distributed of project documents. This is Village Pizzeria, between Beverly and 1st. Owner Steve Cohen spoke of his involvement in the area. It has been a family business for 23 years; they live around the corner. He is “there every single day” and “spearheaded the alley cleanup.” They have received no complaints or violations and are “only seeking to renew the CUP” and expand their hours. The “staff has received alcohol service training.” The restaurant consistently receives an “A” grade. The Windsor Square Homeowners Association supports the renewal.

**MOTION** (by Ms. Roberts, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Village Pizzeria project located at 125-135 N. Larchmont Blvd. for their CUB renewal as presented.

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

## **7. POSSIBLE FUTURE AGENDA ITEMS**

- a. **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.
- b. **611 N. Manhattan Place:** (Matthew Hayden) Applicant will provide more information when it becomes available.
- c. **5030 W. 9th Street:** (Rosemary Medel) Variance request to allow the proposed detached garage within the front 55’ setback in lieu of the rear half of the site. ZA-2019-5501-ZV.
- d. **6535 Melrose Ave:** (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
- e. **5279 W. Olympic Blvd:** (Bruce Evans) 7-Eleven Convenience Store to renew a CUB f. 749 S. Gramercy Drive: (Michelle Chen) Demolition Pre-inspection Application No. 19019- 10000-03861/19019-10000-03864
- g. **743-749 S. Gramercy Drive:** (Michelle Chen) Demolition Pre-inspection Application No. 19019- 10000-03867

Mr. Farha reviewed the above, later suggesting that the Committee discuss the proposed “vacancy tax.”

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

- 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 sq. ft. house and 520 sq. ft. garage (Leonardo Kim)
- e. **414 S. Lucerne Blvd.:** (Discussion and Possible Action) (Sarah Lee) Demolition Pre-inspection Application No. 19019-10000-04568
- f. **107 N. Lucerne Blvd:** Remodel and 876.2 sq. ft. addition to SFD. DIR-20194851-COA, ENV- 2019-4852-CE (Alex Campos)
- g. **212 Windsor Blvd:** Demolition Pre-inspection Application No. 19019-20000-04030/B19VN13658 (Abraham Ortega)

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

- a. **TOC/TNP:** Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans.  
Ms. Roberts reported that Senate Bill 330 passed with amendments; “it does sunset after five years.”
- b. **Reorganization of Administrative Provisions:** Formerly known as: Processes and Procedures Ordinance  
No action was taken.

**10. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS**

- a. Next GWNC Land Use Committee Meeting will be held at 6:30pm on November 19, 2019 at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.
- b. **ADJOURNMENT**  
Mr. Farha declared and the Committee agreed to **ADJOURN** the Meeting at 8:26 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>.