



Greater Wilshire Neighborhood Council
Land Use Committee Meeting Minutes, Tuesday, January 28, 2020
Minutes Approved February 25, 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, January 28, 2020, 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: Philip Farha (Chair), Karen Gilman, John Gresham, Dick Herman and Cathy Roberts. Patricia Carroll arrived later. Rory Cunningham, Jennifer DeVore 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) 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]. Also attended: 27 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 encouraged reading about the saving of the Central Library after the fire.

b. Update on Land Use Forum on SB50/SB330/Re-Code LA (set a public forum for discussion).

Mr. Farha noted that State Senate Bill 50 returned. The GWNC will plan a forum about the issue and other housing bills. Ms. Roberts encouraged giving feedback to State Senators about SB50, saying it “would change R-1 zoning to allow 4-plex units.” Mr. Farha relayed that City Council District Four said the 410 N. Rossmore Ave. January 31st meeting was to be only for tenants.

Committee Member Patti Carroll arrived at this time (6:44), making six Committee Members present (the Committee quorum was five).

4. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Review and approval of October 22, 2019 and November 19, 2019 Minutes.

MOTION (by Ms. Roberts, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its October 22, 2019 Meeting as written.

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

MOTION (by Ms. Gilman, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its November 19, 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 and the “01/28/20 DECEMBER/JANUARY Early Planning Report Summaries for GWNC Area” were reviewed. It was agreed to Agendize the 525 N. Western Ave. [“New construction of a 64-unit, 100% affordable permanent supportive housing apartment building utilizing tier 3 TOC incentives”]; 619 N. Sycamore Ave. [“Historic-cultural monument application for the Sycamore Bungalow Court”]; and 706 N. Citrus Ave. [“Proposed conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption; in conjunction with the operation of a creative office club in the C4-1XL zone”] projects to present to the Committee.

The next Agenda Item addressed was Item #6. a.

5. OLD BUSINESS (Discussion and Possible Action)

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

- a. **371-377 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.

[This Agenda Item was addressed after Item #6. a.] Copies had been distributed of project documents. The project was previously presented at the Oct 22, 2019 LUC meeting. It was noted that this would be a five-story building, with four-floors of apartments and one floor of street level parking. Mr. Shajirat presented slides and described project revisions made of the project at St. Andrews Pl and Elmwood Ave. which currently is an empty lot in an R-3 zone. They requested increasing the FAR from 3.1 to 4.35 and the height from 45 feet to 56 feet. There would be 18 parking spaces. Mr. Farha reminded that the LUC opposed this project until it would be re-presented; Ms. Roberts noted improvements.

MOTION (by Mr. Herman, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project at 371-377 N. St. Andrews Pl. with the changes presented on January 28, 2020.

MOTION PASSED by a hand vote with five in favor; one opposed (Gilman); zero abstained.

6. NEW BUSINESS

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

- a. **Berggruen Institute - Study of Wilshire Community Plan:** (Discussion and Possible Action) (Gabriel Kahan) Third party think tank requesting community engagement on the Wilshire Community Plan.

Mr. Farha explained how the Institute came to the Committee. Mr. Kahan explained their work and that “everything will be publically accessible.” Emile Mack, of the Korean Federation, explained that three years ago the Federation asked the Mayor to help and that two years ago they met with the City Planning Department. There was extensive discussion of the history and role of the Institute on this issue. Mr. Gresham expressed concern that the Committee only recently knew about the Federation’s work. No Motion was made or vote taken.

- b. **643-645 N. Rossmore Ave:** (Discussion and Possible Action) (Sheri Gould) Proposed 6-story, 10-unit residential condominium on one lot with ownership and guest parking provided on site. ZAA for reduced side yard setback. VTT 82775, ENV-2019-7039-EAF.

Copies had been distributed of project documents. Consultant Daniel Ahadian presented the project located on the west side of Rossmore Ave., two lots south of Melrose would replace an existing duplex. He showed a rendering and site plan of the 69-foot tall project. Daniel said 17 units are allowed; they would build 10 units. It would have 22 vehicle (two per unit) and 11 bicycle subterranean spaces. He believed the proposed height and design conform to the neighborhood. Mr. Farha read aloud a Hancock Park HOA letter from their Zoning and Land Use Chair Susan Grossman; it was determined that the letter applies to a different project around two to three parcels away. Demolition will take around one month. Construction is expected to start around January 2021 and last around 18 months. Their Hearing is to be held around March.

MOTION (by Ms. Roberts, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project located at 643-645 N. Rossmore Ave.as presented and request that demolition mitigations be in place to protect neighbors and that street trees be preserved.

MOTION PASSED by a hand vote with five in favor; one opposed (Gilman); zero abstained.

- c. **933 S. Gramercy Place:** (Discussion and Possible Action) (Chris Parker, Chloe Parker) Demo existing SFD and construct new 17–unit, 6-story 67 feet in height, 16,373 SF apartment building. DIR-2019-6450-TOC, PAR-2019-1588-TOC.

Copies had been distributed of project documents. Chris Parker presented. A 100-year-old SFR that is surrounded by four and five-story apartment buildings and that the City said is not a historical monument would be demolished. Units would be one and two-bedrooms; two units would be Extremely Low Income. They requested to increase the project from 10 to 17 units, the square footage from 13,527 to 16,373 square feet and the height from 45 feet to 67 feet; and reduce the side-yard setback from nine feet to 6’-3 5/8” and the open space from 1,800 to 1,387 square feet. There would be 16 vehicle and 20 bicycle parking spaces.

MOTION (by Ms. Roberts, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project located at 933 S. Gramercy Pl. as presented with the request for additional low-income apartments to total at least four.

MOTION PASSED by a hand vote with three in favor; two opposed; zero abstained.

- d. **506 N. Sycamore Ave:** (Discussion and Possible Action) (Albert Ng) 5-Units Small Lot Subdivision. In the LD-RD-1.5-1XL zone. Pursuant to ordinance # 176-354. ZA-2019-6971, VTT82842.

Copies had been distributed of project documents. Consultant Philip presented and showed a rendering and site plan. The lot currently has a SFR. There would be two parking spaces per unit.

MOTION (by Mr. Gresham, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project located at 506 N. Sycamore Ave. as presented.

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

- e. **334 S. Orange Drive:** (Discussion and Possible Action) (Lena Wang) Demolition Pre-inspection application # 19019-10000-05924.

Copies had been distributed of project documents. Ms. Wang presented and explained that a two-car garage would be demolished; the front home would remain. They would build a 1,200 square-foot Accessory Dwelling Unit and new garage in the back.

MOTION (by Ms. Roberts, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the demolition project located at 334 S. Orange Dr. as presented.

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

- f. **1017 S. Windsor Blvd.:** (Discussion and Possible Action) (Nori Fukuda) Demolition Pre-inspection application # 19019-70000-05973.

The applicant was not present. No Motion was made or vote taken.

- g. **726 N. Sycamore Ave.:** (Discussion and Possible Action) (Philip Faarha) Demolition Pre-inspection application # 19019-10000-06242.

It was agreed to TABLE this item.

- h. **4653 ½ W. Beverly Blvd.:** (Discussion and Possible Action) (Steve S. Kim) Conditional Use Permit to allow the sale, dispensing of beer and wine for on-site consumption in an existing 927 SF restaurant with 48 indoor seats and hours of operation from 11 am to 2 am daily. ZA-2019-6809-CUB.

Copies had been distributed of project documents. Steve Kim presented about the 17-year-old restaurant. The last CUP was approved in November 2012. Current hours are 11:00 am – 11:00 pm with a request to extend the closing to 2:00 am to better accommodate late-night customers and take-out orders. He said there have been no violations or citations, and there would be no entertainment or karaoke. No Hearing date had been set. Stakeholder Liz Fuller recommended reviewing 2012-era nearby Dover Apartments issues.

MOTION (by Mr. Herman, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the renewal of the CUB for the project located at 4653 ½ W. Beverly Blvd. as presented pending neighborhood outreach.

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

- i. **4001 W. 6th St.:** (Discussion and Possible Action) (Alex Woo, Demetrius Zeigler) Conditional Use Permit to allow for the sale, dispensing and on-site consumption of beer and wine in conjunction with a 6,200 SF restaurant with indoor seating for 211 patrons with hours of operation from 11:00 am to 11:00 pm daily. ZA-2019-6796-CUB.

Copies had been distributed of project documents. Demetrius Zeigler presented and showed photos of the project across from a gas station. It “will be a Korean barbecue” and previously was a restaurant. He said “alcohol [is] to be an ancillary amenity”; they seek a Type 41 License. There would be 13 parking spaces. He clarified that the hours of operation would start at 9:00 am, not “11:00 am.” He read aloud an Owner’s letter to the City regarding what the Owner will do to ensure quality of life and security. No Hearing date had been set. Mr. Zeigler said that City Councilman David Ryu supported it.

MOTION (by Mr. Herman, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the renewal of the CUB for the project located at 4001 W. 6th St. as presented pending neighborhood outreach.

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

7. REQUESTS FOR POSSIBLE FUTURE AGENDA ITEMS

Mr. Farha noted that the following items were presented for information only. No action was requested or required at this time. [*The following sub-section first paragraphs are copied from the Agenda.*]

- a. **100 S La Brea Ave.:** (Stan Treitel) New construction of a school on the corner of La Brea Ave and 1st Street.
- b. **410 N. Rossmore Ave.:** (DOMOS- Richard Loring) (Emma Howard).
Copies had been distributed of a January 31st community meeting flier.
- c. **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.
- d. **611 N. Manhattan Pl.:** (Matthew Hayden) Applicant will provide more information when it becomes available.

- e. **4670 Beverly Blvd.:** (Athena Novak, Behruz Gabbi) Project on hold. Development and use of the site for a 30-unit multi residential apartment community with 23 off street parking spaces and a height not to exceed 73 feet. Open space will include a 390 SF gym, 749 SF office community room and 1,325 SF roof deck. DIR-2019-6597-TOC, PAR-2019-4042-TOC.
- f. **985-991 3rd Ave.:** (Laszlo Faerstein) 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.
- g. **743-749 S. Gramercy Drive:** (Sami Kohamin, Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03861 / No. 19019-10000-03864 / No. 19019-10000-03867-991.

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

- a. **242 S. Rimpau Blvd.:** SFD House addition at rear yard and remodel of existing house. HPOZ.
This 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. Reorganization of Administrative Provisions: Formerly known as: Processes and Procedures Ordinance.
This Item was not addressed.

10. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

- a. Next GWNC Land Use Committee Meeting will be held at 6:30pm on Tuesday, February 25, 2020 at Marlborough School, 250 S. Rossmore Ave, Collins Room, 200-D, Los Angeles, CA 90004.
- b. ADJOURNMENT
Mr. Farha declared the Meeting **ADJOURNED** at 8:52 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>.