



Greater Wilshire Neighborhood Council
Land Use Committee Meeting Minutes, Tuesday, February 25, 2020
Minutes Approved May 26, 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, February 25, 2020, at Marlborough School, Collins Room – D200, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chair Philip Farha called the meeting to order at 6:31 p.m.

b. Roll Call (Cathy Roberts)

Ms. Roberts called the roll. Five of the nine Committee Members were present at the Roll Call: Rory Cunningham, Philip Farha (Chair), John Gresham, Dick Herman, and Cathy Roberts. Patricia Carroll, Jennifer DeVore, Karen Gilman and Susan O’Connell arrived later. No Committee Member was 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: approximately 88 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 recommended a book.

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

Mr. Farha updated.

4. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Review and approval of January 28, 2020 Minutes.

Copies had been distributed of the draft Minutes.

MOTION (by Ms. Roberts, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its January 28, 2020 Meeting as written.

Committee Member Jennifer DeVore arrived at this time (6:36), making six Committee Members present (the Committee quorum was five).

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.
There were no items at this time.

Committee Member Karen Gilman arrived at this time (6:39), 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. 4653 ½ W. Beverly Blvd.: (Discussion and Possible Action) (Steve S. Kim) Conditional Use Permit to allow the sale and 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 a project document(s). Mr. Farha noted that GWNC already opposed this project. No Motion was made or vote taken.

- b. 4001 W. 6th St.: (Discussion and Possible Action) (Alex Woo, Demetrius Zeigler) Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a 6,200 SF restaurant with indoor seating for 211 patrons and hours of operation from 9 am to 11 pm daily. ZA-2019-6796-CUB.

Committee Member Patti Carroll arrived at this time (6:40), making eight Committee Members present (the Committee quorum was five).

Copies had been distributed of a project document(s). Mr. Farha noted that the GWNC already opposed this project. Mr. Zeigler explained the project and that CD4 “offered full support.”

Committee Member Susan O’Connell arrived at this time (6:41), making all nine Committee Members present (the Committee quorum was five).

Mr. Zeigler continued that “the Police Department did not get back to us with any questions or concerns... I didn’t canvas the neighborhood... We are going to present to the other Neighborhood Council... [A] hearing [is] tentatively [scheduled for] March 25.” Emma Howard, Planning Deputy for L.A. City District Four Councilman David Ryu (213-473-7004; Emma.Howard@LACity.org; <http://CD4.LACity.org>), said “the Councilman has met with the company... We are supportive.” Mr. Zeigler said that the beer and wine would be available from “less than nine to 11:00... They scaled back in the hours.” He did not outreach to an adjacent apartment building.

MOTION (by Mr. Cunningham, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the CUP for the project at 4001 W. 6th St. as presented.

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

6. NEW BUSINESS

[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.

Copies had been distributed of a project document(s). Mr. Farha explained the at least 45-foot high C-2 zone by right project; it would be a girls school and used to be Metropolis furniture store. *[This Agenda Item was returned to after Item #6. b.]* Mr. Farha described issues. Mr. Treitel further described the 15,000 square-foot project, saying “most of the kids . . . [and] teachers are from the neighborhood.” Currently the K-6 school is at Poinsetta and Beverly. Architect John Kim showed a floor plan with a 1.5:1 FAR. They have one Teacher’s parking space per classroom and 10 spaces for the 10 classrooms. The carpool plan is “in the works” for “in the back of the school” at the north end of the alley. Ms. O’Connell and others believed there should be spaces for at least six parents’ vehicles to line up; now there only is room for two.

Resident Nesle Grossman supports the school. Resident Aleksey Antorov said “there’s already plenty of congestion.” Resident Dianne Bennett said there is “dangerous traffic . . . the noise . . . [this] is not a tolerable situation . . . on the alley they have left all sorts of garbage.” Resident William Graebner said “this is going to be very noisy all day.” Resident William Marks, HOA President, opposed the project. Mr. Kim noted that “the rooftop playground would “be totally enclosed in glass.” Resident Tracy Cook was “very concerned about the left turn on La Brea,” especially while children would be crossing; she believed it would cause cut-through traffic. Resident Fane Aaron requested “landscaping.” Debbie Dyner Harris, District Director for L.A. City District Five Councilman Paul Koretz (323-866-1828; Debbie.DynerHarris@LACity.org; <http://CD5.LACity.org>), said “it does get a . . . minimal review . . . the Councilmember is supportive of the school.” She noted that “an alley is no-parking, anytime, ever.” There was discussion of whether an alternative vehicle line-up arrangement is possible.

MOTION (by Ms. O’Connell, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project located at 100 S La Brea Ave. pending further pick-up and drop-off studies.

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

- b. 410 N. Rossmore Ave.: (DOMOS-Daniel Alexander, Richard Loring) (Emma Howard).

Copies were distributed of a letter from Councilman Ryu to project leaders.. Mr. Alexander explained the R-4 zone project. “We’re a co-living company . . . the building is roughly 70-ish units . . . we bought the building roughly five weeks ago . . . 54” people now are living “in about 74 units.” He said the developers “don’t know” how many tenants or units there will be. “There’s only one elevator” and he noted other concerns. “The stairwells are too close to each other . . . the fire suppression systems” are inadequate. “It’s a two to three-year total process.” They plan to have “single-family affordable housing . . . bring it up to standards . . . in a brand new building . . . we don’t displace in our company . . . co-living is shared space.” Tenants would sign leases. “We’re hoping to bring in around 200 people.”

Current tenant Debbie Chesbro reported that “multiple people have not had heat since mid-January . . . 42 people . . . don’t want co-living . . . we have 104 signatures from the neighborhood . . . They’re . . . not communicating with us . . . they’re lying about the law .

. . . we have some people in the building that've been there for 30 years . . . there isn't enough parking . . . for 200 people." Another tenant said that "they want to add three stories." Thirty-year resident Cinzis Zanetti said such leases "have a high" turnover . . . traffic on Rossmore is already intense . . . [there would be] construction which we were told would be up to 30 months . . . we already lost 18 units to AirBNB." Homeowner Sarita Singh, who lives behind the building, opposed the project. Mr. Alexander said the average co-living tenant stays longer than other renters and that single women over 44 and seniors are the ones most requesting such housing. Ms. Howard stated that "I think it's fair to describe our position as "concerned," adding that tenants have a right "to return to their individual units." Tenants are encouraged to directly communicate with DOMOS, not through "relocation specialists." The Councilman would oppose conversion to condos or evicting tenants through the Ellis Act. The building could be a historic resource; the Councilman is considering not allowing more buildings on that entire block.

Long-term resident Doug Derrick said "it looks like DOMOS did not do their due diligence . . . we're going to get a lot of overflow parking on Arden." Copies were distributed of CD4's "You Have Rights" flier. Tenant Joy Wingard opposed the project and Tom Carroll, who has lived behind the building all his life, believed "there's too many unanswered questions." L.A. Tenants Union representative Lois DeArmond believed that "all developers are . . . in the business of displacement . . . they should meet with the Tenants Association." Mr. Loring stated that "within the next two to three months we're going to start having some drawings available." He believed that the right of return is a legal question. No Motion was made or vote taken.

- c. 606 N. Manhattan Pl.: (Discussion and Possible Action) (Brandon Finch) Demo of a SFR and construction of a 14-unit Apartment/Condo Complex utilizing the 70% density bonus from TOC Tier 3 Guidelines, requesting 3 additional incentives: height increase to 59'-9" in lieu of 45' and 2 side yards setback of 5'-9" in lieu of the required 8'. VTTM-82880, PAR-2019-5365-TOC.

Copies had been distributed of a project document(s). Resident Joanne Pendorf noted that there are 24 projects in her neighborhood, including five on her block; "we just don't want to be overwhelmed." Resident Blanca Alvarez was concerned about "construction trucks blocking the street" and pedestrian safety.

MOTION (by Ms. O'Connell, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 606 N. Manhattan Pl. as presented and its other requested incentives.

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

- d. 706 N Citrus Ave.: (Discussion and Possible Action) (Christine Rivera, Curtis Estes) 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. ENV-2020-203-CE, ZA-2020-202-CU-CUB-ZV.

Copies had been were distributed of a project document(s). Mr. Estes explained that it would be a "creative office club" with "four to six events per month." Ms. Rivera explained the project, which is flanked by single-family homes; Pizzaria Mozza is across

the street. It has four parking spaces and valet parking. They are requesting to have 69 seats. No Hearing date was yet set. Mr. Farha will re-Agendize this.

MOTION (by Mr. Farha, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 706 N Citrus Ave. pending further outreach.

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

- e. 816 N. Mansfield Ave.: (Discussion and Possible Action) (Joe de La Cruz, David Acosta) Demolition Pre-inspection Application No. 20019-10000-00372.

Copies had been distributed of a project document(s). Mr. de la Cruz said “we’re downsizing from an R-2 to an R-1.” It would be a 5,000 square-foot two-story single-family home. Their Permit was to be issued in three weeks. Steven Luftman believed the project was too dense.

MOTION (by Ms. Roberts, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 816 N. Mansfield Ave. due to the demolition of two units being replaced by one McMansion.

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

Committee Member Philip Farha recused himself and left the room at this time because of a possible conflict of interest regarding the project, making eight Committee Members present (the Committee quorum was seven).

- f. 726 N. Sycamore Ave.: (Discussion and Possible Action) (Lucius Farha) Demolition Pre-inspection Application No. 19019-10000-06242.

Copies had been distributed of a project document(s). Mr. Farha’s son explained the project. They would tear down the garage, replacing it with an Accessory Dwelling Unit and a bigger garage.

MOTION (by Ms. Roberts, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the demolition project located at 726 N. Sycamore Ave. as presented.

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

Committee Member Philip Farha returned to the room at this time, making nine Committee Members present (the Committee quorum was seven).

7. REQUESTS FOR POSSIBLE FUTURE AGENDA ITEMS

- a. 611 N. Manhattan Pl.: (Matthew Hayden) Applicant will provide more information when it becomes available.
- b. 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.

- c. 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.
- d. 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.
- e. The Wilshire Mullen Project: (Andi Ceragioli).
- f. 506 N. Sycamore Ave.: (Albert Ng) 5-units – Small Lot Subdivision. In the LD-RD-1.5-IXL zone. Pursuant to ordinance #176-354. ZA-2019-6971, VTT-82842.
- g. 845 S. Orange Dr.: (Sonny Moraga) Demolition Pre-inspection Application No. 2019-20000-00035/B20VN00071.
- h. 851-853 N. Las Palmas Ave.: (Cristian Santibanez) Demolition Pre-inspection Application No. 20019-10000-00414, 20019-10000-00415.

No requests were made.

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

- a. 450 N. McCadden Pl.: (Joanne Koo, Robert Aitcheson) Demolish existing rear portion of building, remodel existing to remain, and construct addition. Requesting a zoning administration for a zero side yard setback in lieu of the required yard setback in the RE-11 zone. ZA-2020-573-ZAA, ENV-2020-574-CE.

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.

10. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

- a. Next GWNC Land Use Committee Meeting will be held at 6:30pm on Tuesday, March 24, 2020 at Marlborough School, 250 S. Rossmore Ave, Collins Room, 200-D, Los Angeles, CA 90004.

No comments or announcements were made.

11. ADJOURNMENT

Ms. Roberts declared the Meeting **ADJOURNED** at 9:02 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>.