



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, May 26, 2020
Minutes Approved June 23, 2020

In conformity with the Governor’s Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, this duly noticed meeting was held entirely online and telephonically.

I. WELCOMING REMARKS

A. Call to order (Philip Farha)

Chair Philip Farha called the meeting to order at 6:35 p.m.

B. Roll Call (Cathy Roberts)

The Secretary called the roll. Seven of the nine Committee Members were present online at the Roll Call: Patricia Carroll, Rory Cunningham, Jennifer DeVore, Philip Farha (Chair), John Gresham, Susan O’Connell and Cathy Roberts. Karen Gilman and Dick Herman arrived later. 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: at least 14 Stakeholders and guests.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Jaime Espinoza, L.A. City Planning Department Community Liaison (Jaime.Espinoza@LACity.org; <https://planning.LACity.org>), encouraged signing up for updates. He reported that Determinations can be seen at the “Resources” tab; also information and upcoming events. Interactive Case filings can be seen.

III. CHAIRPERSON’S REPORT

A. Administrative

Mr. Farha will Agendize the project tracker software.

IV. ADMINISTRATIVE ITEMS (Discussion and Action)

A. Review and Adoption of February 25, 2020 Minutes.

Document copies were available at

<https://drive.google.com/drive/folders/1SqWkIONvUkRs76im9zMVEGYOrugKlfqp>.

MOTION (by Ms. Roberts, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its February 25, 2020 Meeting as written.

Committee Member Dick Herman arrived by this time, making eight Committee Members present online (the Committee quorum was five).

MOTION PASSED unanimously by a roll call vote of the eight eligible voters present online with all eight in favor (“Yes” or “Aye”) (Carroll, Cunningham, DeVore, Farha, Gresham, Herman, O’Connell and Roberts); zero opposed; zero abstained.

B. Review of Early Planning Report for possible future agenda items.

Document copies were available at

<https://drive.google.com/drive/folders/1SqwKlOnvUkRs76im9zMVEGYOrugKlfqp> of and “New Cases Filed with Los Angeles City Planning (05/10/2020 to 05/23/2020)” were reviewed. It was agreed to Agendize the 5100 W. Wilshire Blvd. project [“Zone Variance to allow fitness studio, gym, and medical clinic, and internally lit on-site sign in the RAS4 zone”] to present to the Committee.

V. OLD BUSINESS (Discussion and Possible Action)

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

A. **606 N. Manhattan Place:** (Discussion and Possible Action) (Brandon Finch) Demolition of a single-family house and construction of a 14-unit apartment/condo complex utilizing 70% density bonus from TOC Tier 3 Guidelines, requesting 3 additional incentives: height to 59’-9” in lieu of 45’ and 2 side yard setbacks of 5’-9” in lieu of the required 8’. VTTM82880, PAR-2019-5365-TOC.

Document copies were available at

<https://drive.google.com/drive/folders/1SqwKlOnvUkRs76im9zMVEGYOrugKlfqp>.

Ms. O’Connell reminded that the Committee opposed this before. Brandon Finch, “the applicant’s representative,” was unable to attend the previous meeting due to illness; he said “we’re open for any Neighborhood Council input.” Ms. Roberts reported that neighbors objected “to the size of the building . . . the setbacks are small . . . there’s already a lot of development taking place in that vicinity . . . [it’s] too large a project for that space.” Mr. Finch said “there are several projects in the area that are bigger.” Mr. Farha explained that the developer needs to research what project would fit in the neighborhood, then come back to the Committee. Mr. Gresham noted that the developer is planning to remove the two trees in front and wants to increase the height from 45’ to 60’ and reduce side yards to six feet from eight feet. Ms. O’Connell encouraged Mr. Finch to have the developer “give back to the neighborhood.” Max Kirkham, speaking as a Stakeholder, encouraged Mr. Finch to contact him to discuss the project.

Committee Member Karen Gilman arrived at this time (7:11), making all nine Committee Members present online (the Committee quorum was five).

Mr. Farha will Agendize and encouraged Mr. Finch to attend next month’s meeting; Mr. Finch will bring “better renderings.” No Motion was made or vote taken.

B. **706 N. Citrus Ave:** (Discussion and Possible Action) (Christine Rivera) Conditional Use Permit to allow the on site sale and dispensing of a full line of alcoholic beverages for on site consumption in conjunction with the operation of a creative office club with a roof top club area in the C4-1XL zone. Hours of operation 9:00am to 1:00am. ZA-2020-202-CU-CUB-ZV, ENV-2020-203-CE.

Document copies were available at

<https://drive.google.com/drive/folders/1SqwKlOnvUkRs76im9zMVEGYOrugKlfqp>.

Mr. Farha said that the project is on top of Umeda Restaurant, across the street from Mozza. Ms. Roberts indicated that the developer did more outreach and that they submitted a letter of support from the neighbor behind the building. Mr. Farha said that neighbors “in general are supportive.” Ms. Rivera reported that “the project is staying the same for now and they will continue with the valet. She said it’s definitely not a night club at all; that they’re thinking maybe 30-40 people at a time - it’s more of a workshop; they don’t want to stay up late. We’re still working on getting more letters from neighbors.” Ms. Roberts reminded that “you can add a condition that it will not be a club.” Mr. Gresham was concerned that sound “will carry through the neighborhood.” It was noted that glass surrounds the rooftop. Mr. Farha will Agendize this for next month’s meeting. No Motion was made or vote taken.

VI. New Business (Discussion and Possible Action)

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

- A. Discussion on the proposed Amendment to the Home-Sharing Ordinance, Case No. CPC-2020-2762-CA that has been released for a 60-day public review period.

Document copies were available at

<https://drive.google.com/drive/folders/1SqwKlOnvUkRs76im9zMVEGYOrugKlfqp> and https://planning.LACity.org/odocument/68abfe3d-a372-419f-ab06-1e6d4dd11182/PublicHearing_Notice_HSO_Amendment.pdf.

Stakeholder Liz Fuller reported that the City is opening RSOs only when they are owner-occupied and the RSO is their primary residence; there would be a citywide cap. Mr. Espinoza will research the Ordinance and report back. No Motion was made or vote taken.

- B. **525 N. Western Ave:** (Discussion and Possible Action) (Dana Sayles) New construction of a 64 unit 100% affordable permanent housing apartment building. DIR-2019-7014-TOC, ENV-2019-7015-SE. This is a Wilshire Center Koreatown NC that abuts the GWNC border on the West.

Document copies were available at

<https://drive.google.com/drive/folders/1SqwKlOnvUkRs76im9zMVEGYOrugKlfqp>.

Ms. Gilman explained the project and was concerned whether there would be enough parking. and that “projects like this get to bypass CEQA” including open space requirements. The project is located between Maplewood and Clinton just east of Western in the Wilshire Center Koreatown NC area (WCKNC). Mr. Kirkham, speaking as a Stakeholder, was concerned that parking “is going to be a problem” though “it’s been empty forever” and he’d like to see housing there. Mr. Gresham said “it’s right on the transit line, so that’s a plus.” Ms. O’Connell was concerned about the ground floor design. Ms. Gilman noted that the 16 parking spaces “are street-level.” Mr. Gresham suggested asking WCKNC their comments. Ms. Gilman noted that “it’s five stories.” Ms. Carroll believed the GWNC will be more affected by this project than the WCKNC. Mr. Cunningham believed that “the residents will be parking in our neighborhood.” There was discussion about the Motion wording. Ms. Roberts suggested sending a letter to CD4.

MOTION (by Ms. Gilman, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee adopts the following Resolution: Whereas the GWNC supports efforts to increase the amount of affordable housing in the City and applauds the attempt to do so, the Committee recommends that the GWNC Board support the permanent supportive housing project at 525 N. Western Ave. (aka 537-541 N. Western Ave.). The Committee expresses concern for the insufficient number of parking spaces, the height, impacts on the neighborhood and neighbors in the Oakwood-Maplewood-St. Andrews area of the GWNC, the uninspired design and confusing perspective drawings of the ground floor.

Committee Member Dick Herman had left by this time, making eight Committee Members present (the Committee quorum was five).

MOTION PASSED unanimously by a roll call vote of the eight eligible voters present online with all eight in favor (“Yes” or “Aye”) (Carroll, Cunningham, DeVore, Farha, Gilman, Gresham, O’Connell and Roberts); zero opposed; zero abstained.

C. 3323 W. Olympic Blvd. and 970-996 S. Manhattan Pl.: (Discussion and Possible Action) (Josh Krieger) Construction of a 7-story mixed-use building consisting of 6 levels of residential apartments 118 units with 12 ELI units over 1 level of parking, retail space and lobby + 2 levels of basement parking. Amenities include a fitness center, pool area, and a roof deck. DIR-2020-1687-TOC-SPR-VHCA.

Mr. Farha noted that “there is now a new owner.” Ms. O’Connell noted that no drawings were available. Mr. Kirkham, speaking as a Stakeholder, noted that CD4 had brought the previous developer and Stakeholders together before an ownership change and new owner requests.

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 3323 W. Olympic Blvd. and 970-996 S. Manhattan Pl.

MOTION PASSED unanimously by a roll call vote of the eight eligible voters present online with all eight in favor (“Yes” or “Aye”) (Carroll, Cunningham, DeVore, Farha, Gilman, Gresham, O’Connell and Roberts); zero opposed; zero abstained.

D. 975 – 987 S. Manhattan Pl.: (Discussion and Possible Action) (Josh Krieger) Construction of a 7-story multi family residential residences with 120 –Units DIR-2020-1286-TOC-SPR-HCA.

MOTION (by Ms. O’Connell, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project located at 975 – 987 S. Manhattan Pl.

MOTION PASSED unanimously by a roll call vote of the eight eligible voters present online with all eight in favor (“Yes” or “Aye”) (Carroll, Cunningham, DeVore, Farha, Gilman, Gresham, O’Connell and Roberts); zero opposed; zero abstained.

VII. REQUESTS FOR POSSIBLE FUTURE AGENDA ITEMS

A. **151 S. Citrus Ave.:** Demolition Pre-inspection Application No. 20019-20000-01426-B20VN04675, Yoni B.

B. **105 S. St Andrews Court:** Mark Tavakoli
There was discussion of what the Committee might do.

C. **410 Rossmore**
Ms. Gilman wanted to keep this listed.

D. **816 N. Mansfield Ave.:** David Acosta

E. **450 S. Manhattan Pl.:** Demolition Pre-inspection Application No. 20019-20000-01017
Kevin Baik

F. **307 N. Wilton Pl.:** Miriam Sanchez Demolition Pre-inspection Application No. 18019-20000-06318/B18VN21939.

It was noted that this project is at the northwest corner of Wilton Pl. and Beverly, diagonal from 250 N Wilton Pl. Ms. Gilman gave some project history. An apartment building is planned for the property in Larchmont Village. Mr. Kirkham, speaking as a Stakeholder, asked the Committee to consider “the amount of green space and the tree canopy that would be lost if that project is demolished.”

G. **364 S. Mansfield Ave.:** Demolition Pre-inspection Application No. 20019-10000-01836
Tom Leishman

H. **834 June St.:** Demolition Pre-inspection Application No. 20019-1000001475 Robert Tavasci

I. **743-749 S. Gramercy Pl.:** Demolition Pre-inspection Application No. 19019-10000-03867; 19019-10000-03861; and 19019-10000-03864 Michelle Chen

J. **611 N. Manhattan Pl.:** (Matthew Hayden) Applicant will provide more information when it becomes available.

K. **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.

Ms. Gilman wanted to keep this listed.

L. **682 S. Sycamore Ave:** Metro

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

There were no such projects this month.

IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION

A. TOC/TNP: Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans.

This Item was not addressed.

B. Reorganization of Administrative Provisions: Formerly known as: Processes and Procedures Ordinance.
This Item was not addressed.

X. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

A. Next GWNC Land Use Committee Meeting will be held at 6:30pm on Tuesday June 23, 2020 at Marlborough School, 250 S. Rossmore Ave, Collins Room, 200-D, Los Angeles, CA 90004 or (TBD Virtual Meeting).
Mr. Farha confirmed that the meeting will be held online.

XI. ADJOURNMENT

MOTION (by Mr. Farha, seconded by Ms. Roberts): to **ADJOURN** the Meeting.

MOTION PASSED unanimously; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 8:46 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>.