



Greater Wilshire Neighborhood Council (“GWNC”)  
Land Use Committee Regular Meeting Minutes, Tuesday, June 23, 2020  
Minutes Approved July 28, 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.

[This Regular Meeting was immediately preceded by a Special Meeting - see the separate Minutes. Document copies were available at [https://drive.google.com/drive/folders/18Amce\\_dX8vLbqcm31x86QU-BGfxU5v60.](https://drive.google.com/drive/folders/18Amce_dX8vLbqcm31x86QU-BGfxU5v60.)]

**I. WELCOMING REMARKS**

A. Call to Order (Philip Farha)

A duly noticed Regular Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Land Use Committee was held online. Chair Philip Farha called the meeting to order at 6:49 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), Karen Gilman, Dick Herman and Cathy Roberts (Secretary). John Gresham 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](http://www.GreaterWilshire.org)]. Also attended: approximately 41 Stakeholders and guests.

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

There were no public comments at this time.

**III. CHAIRPERSON’S REPORT**

Mr. Farha reported that the City Council may soon vote on a proposed vacancy tax.

**IV. ADMINISTRATIVE ITEMS** (Discussion and Possible Action)

A. Review and Adoption of May 26, 2020 Minutes.

**MOTION** (by Ms. Roberts, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its May 26, 2020 meeting as written.

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

- B. Review of Early Planning Report for possible future action items.  
Mr. Farha noted that an ENR was not available for this meeting.

**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.

Mr. Finch corrected that the height would be 54’-9”, not “59’-9”.” He described the project and said “we’re using wood cladding.” Mr. Farha said the Committee looks for projects “that bring some benefits to the neighborhood.” Mr. Cunningham noted the need for more vehicle parking. Mr. Farha indicated that the Committee wants the project to have more affordable housing and green space. Mr. Finch said that “the Department of Housing has a covenant on those two [low-income] units . . . for 55 years.” James Pendorf, who “lives around the corner,” opposed the project, believing it “would set a precedent” of higher density and “wouldn’t fit any kind of community esthetic.” Mr. Finch said “a Tentative Tract Map is included in the TOC application.” Mr. Farha reminded that “we are on record as having opposed this.” Ms. Roberts wanted “more trees.” Mr. Herman indicated that the community wants the project to be “shorter.” No Motion was made or vote taken.

- B. **706 N. Citrus Ave:** (Discussion and Possible Action) (Christine Rivera) Conditional Use Permit to allow the onsite sale and dispensing of a full line of alcoholic beverages for onsite 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-CUBZV, ENV-2020-203-CE.

Mr. Farha said that he and Ms. DeVore visited the site. She said “it’s clearly not” an “open-air nightclub . . . there’s not enough room to have a large gathering . . . they’ve done a really good job” of installing noise-reducing material; “they put a lot of time and thought into the building.”

**MOTION** (by Mr. Farha, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the CUB for the project located at 706 N. Citrus Ave. as presented on May 26, 2020.

*Committee Member Dick Herman had stepped out by this time, making six Committee Members present online (the Committee quorum was five).*

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

*Committee Member Dick Herman had returned by this time, making seven Committee Members present online (the Committee quorum was five).*

**VI. NEW BUSINESS** (Discussion and Possible Action)

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

**A. 3323 W. Olympic Blvd. and 970-996 S. Manhattan Pl.:** (Discussion and Possible Action) (Josh Kreger) 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.

*[This Agenda Item was addressed after Item #VI. C.]* Mr. Farha explained that “there is a new owner.” Land use consultant Mr. Kreger explained the project, saying “The project currently is completely vacant land . . . this is a completely new project” from what the GWNC and the City Council supported “a year ago . . . In many ways it’s a smaller project,” as a TOC Tier 3. He said it has “about 6,000 square feet of retail/commercial space with a wide variety of units”, with low-income housing. “We’re proposing 194 [parking] spaces . . . 99 bike stalls . . . it’s a smaller footprint.” He described their work “to break up the massing.” The project would have “rebuilt sidewalks” and landscaping. “There’ll be three new trees . . . on Olympic Blvd.” They’ve “been trying to set up a meeting” with the City Council Office. He believed the setbacks along Olympic and along Manhattan would be 12 feet and that there was no setback requirement on the south side. They have not yet done any outreach; Mr. Farha indicated that the Committee wants to hear “more voices from around the area” and from the City Council Office. Sherwin Pineda described materials used. Mr. Farha encouraged making the project look more like surrounding buildings.

**MOTION** (by Mr. Cunningham, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 3323 W. Olympic Blvd. and 970-996 S. Manhattan Pl. as presented on June 23, 2020 pending outreach to the neighborhood and the Council Office.

**DISCUSSION:** Mr. Cunningham urged for the project to “blend into the neighborhood.” Mr. Farha will put the developer in touch with GWNC Board Member Brian Curran.

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

**B. 975 – 987 S. Manhattan Pl.:** (Discussion and Possible Action) (Josh Kreger)  
Construction of a 7-story multi-family residential bldg with 120 Units. DIR-2020- 9-TOC-SPR-HCA.

Project representative Mr. Kreger stated that “we’re no longer going forward with that project.”

No Motion was made or vote taken.

- C. 5102-5216 Wilshire Blvd., 704-724 S. Orange Drive, 703-717 S. Mansfield Ave.:** (Discussion and Possible Action) (Aimee Luan) Applicant requests a Variance to permit fitness studio use, gymnasium use, and medical clinic use in a mixed-use building. ZA-2020- 3137-ZV, ENV+2020-3138-CE

Ms. Luan explained that the project is in an RAS-4 zone. In 2014 a Zone Change was approved by the City. No tenants have yet been signed, though there has been interest. The “medical clinic” would be a “walk-in urgent care facility.” Mr. Farha reported that the Sycamore Square HOA wanted more time to consider the project. Timothy Bower described how market demand and zoning rules have guided their prospective tenant consideration. He said “we really did provide excessive parking.”

**MOTION** (by Mr. Herman, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 5102-5216 Wilshire Blvd. as presented, pending neighborhood outreach.

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

Mr. Farha encouraged Ms. Luan and Mr. Bower to re-present.

- D. 857, 859, 863 S. Gramercy Pl.:** (Discussion and Possible Action) (Steven Scheibe, Khal Khaireddin) New construction of 33 residential units, 33 parking spaces, 4 affordable units, Tier 3 TOC. Requesting density and FAR increase, parking reduction for Tier 3 TOC, height increase, open space reduction, setback reduction. DIR-2020-2166-TOC-HCA, ENV-2020- 2167 EAF.

Architect Mr. Khaireddin described the project, which includes “below-grade” parking. They are requesting a 30% side yard setbacks reduction. Owner Mr. Scheibe said “we have not yet submitted this to the Housing Department.” Mr. Herman and Mr. Cunningham wanted the project to be more compatible with the neighborhood.

**MOTION** (by Mr. Herman, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project located at 857, 859, 863 S. Gramercy Pl. as presented on June 23, 2020 pending neighborhood outreach and façade improvements.

Mr. Farha encouraged Mr. Scheibe and Mr. Khaireddin to re-present to the Committee.

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

- E. **507 N. Sycamore Ave.:** (Discussion and Possible Action) (Alex Whitehead, Shane Patel) GWNC LUC received the Tree Removal Request Notification sheet for 507 N Sycamore Ave, Tuesday June 2, 2020 at @5pm.

Mr. Farha explained the issue.

**MOTION** (by Mr. Farha, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the tree removal request for the project at 507 N. Sycamore Ave.

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

- F. **606 N. Lucerne Blvd.:** Discussion and Possible Action) (Arum Santiago) Demolition Preinspection Application No. 20019-20000-01867/B20VN06329 (R-1R-3R-G overlay zone).

**MOTION** (by Ms. Roberts, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project located at 606 N. Lucerne Blvd.

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

- G. **682 S. Sycamore Ave.:** Discussion and Possible Action) (Ned Racine, Metro) Purple Line Extension Project at S. Sycamore Ave. and Wilshire Blvd. Metro proposes to install an above ground radio antenna within the public right-of-way. The antenna will allow communication among the Purple Line Extension station and multiple first-response agencies including City of LA police and fire.

Mr. Racine explained the project, which would be on public property and “only be used by Metro and emergency services . . . it’s not meant to provide private service” and the City would have to consider it differently for that to happen. The antenna would communicate with subway cars, Mt. Wilson and a number of emergency responder agencies. It would be 62’ tall and 12” in diameter; the sidewalk would be 15 feet wide. City Departments and Agencies approved it. “The base is concrete; the electronics are mostly underneath.” No Motion was made or vote taken. Mr. Racine will bring more information to the next meeting.

## **VII. 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. **151 S. Citrus Ave.:** Demolition Pre-inspection Application No. 20019-20000-01426-B20VN04675, Yoni B.
  - a. **105 S. St Andrews Pl.:** (Discussion and Possible Action) (Mark Tavakoli, Veronica Bacerra) 5-Story, 18 dwelling units, 2-ELA for 55 years, Tier 2 project, 3 additional on menu incentives. DIR-2020-1059-TOC, ENV-2020-1060-EAF. [*This was the second Item #VII. “a” or “A” on the Agenda.*]
- D. **450 S. Manhattan Pl.:** Demolition Pre-inspection Application No. 20019-20000-01017 Kevin Baik.
- E. **816 N. Mansfield Ave.:** (Discussion and Possible Action) (David Acosta, Joe de La Cruz) Demolition Pre-inspection Application No. 20019-10000-00372..
- F. **307 N. Wilton Pl.:** Miriam Sanchez Demolition Pre-inspection Application No. 18019-20000-06318/B18VN21939.
- G. **364 S. Mansfield Ave.:** Demolition Pre-inspection Application No. 20019-10000-01836 Tom Leishman.
- H. **834 N. 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. **410 N. Rossmore Ave.:** (Discussion and Possible Action) (DOMOS – Daniel Alexander, Richard Loring).

Mr. Farha noted the above.

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

- A. **629 N. Seward St.:** Demolish existing 1-story SFD, build new 3,142 sf -RFA 27’6” height 2- story SFD w/subterranean basement HPOZ, DIR-2020-2097-COA.
- B. **529 N. Cahuenga Blvd.:** 1,192 Second story addition to an existing 1-story SFD and interior kitchen remodel. HPOZ DIR-2020-1900-COA.

Mr. Farha noted the above.

## **IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION**

- A. New Housing Bills: SB 902 (Wiener), SB 995 (Atkins), SB 1085 (Skinner), SB 1120 (Skinner), SB 1385 (Caballero) (Discussion and Possible Action).  
Mr. Farha recommended having a Special Meeting to discuss these; it was agreed to have it on a separate day from the regular Meeting.
- B. TOC/TNP: Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans.

C. Reorganization of Administrative Provisions: Formerly known as: Processes and Procedures Ordinance.

Mr. Farha noted the above.

**X. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS**

A. Next GWNC Land Use Committee Meeting will be held at 6:30pm on Tuesday, July 28, via Zoom).

Mr. Farha noted the above.

**XI. ADJOURNMENT**

Mr. Farha **ADJOURNED** the Meeting at 9:13 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>.