



Greater Wilshire Neighborhood Council (“GWNC”)  
Land Use Committee Meeting Minutes, Tuesday, July 28, 2020  
Minutes Approved August 25, 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.

Document copies were available at <https://greaterwilshire.org/LUCdocs>.

**I. WELCOMING REMARKS**

A. Call to Order (Philip Farha)

A duly noticed Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Land Use Committee was held online. Chair Philip Farha called the meeting to order at 6:31 p.m.

B. Roll Call (Cathy Roberts)

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

*Committee Member Patti Carroll arrived at this time (6:35), making seven Committee Members present online (the Committee quorum was five).*

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

There were no public comments at this time.

**III. CHAIRPERSON’S REPORT**

Mr. Farha reported that building permits seem to be slowing down.

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

A. Review and Adoption of June 23, 2020 Minutes.

**MOTION** (by Ms. Roberts, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its June 23, 2020 Regular and Special Meetings 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, Farha, Gilman, Gresham, O’Connell and Roberts); zero opposed; zero abstained.

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

Ms. Roberts indicated that no Report was available this month. Ms. Gilman reported that a demolition Permit application was filed for the 307 N. Wilton Pl. one-story multi-unit project. Ms. Carroll will report on a project at 138 N. Manhattan.

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

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

A. **3323 W. Olympic Blvd.:** (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.

Mr. Gresham noted that this project, which was addressed before by the Committee, has a new owner. Resident Judi Reidel opposes the project due to being “too tall, out of synch with the architectural style of the area and lacks landscaping.”

*This Agenda Item was returned to after Item #VI. A.*

Rep Jim Ries showed slides online, described the project, and reported that they “did additional outreach” to neighbors. The square footage requested expanded from 79,000 to 133,000 square feet. Neighbor Julie Kim believed “it makes good use of the vacant lot . . . and increases the attractiveness.” Charles Johnson, who lives two blocks away, believed the area is “looking like a ghost town.” Ms. Reidel objected to “the way the retail is set up . . . it has no relationship to where it is located . . .” Architect Sherwin Pineda described the façade. Mr. Gresham believed the project had “nowhere near” enough affordable housing. Mr. Ries said they applied to change the address to 970-996 S. Manhattan Pl.

**MOTION** (by Ms. Roberts, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project located at 988 S. Manhattan Pl., formerly 3323 W. Olympic Blvd., as presented on July 28, 2020.

Ms. Roberts and Ms. O’Connell WITHDREW the Motion.

**MOTION** (by Ms. Roberts, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project located at 988 S. Manhattan Pl., formerly 3323 W. Olympic Blvd., as presented on July 28, 2020, to include keeping the existing mature magnolia tree and to add additional trees and with the provision of 12 moderate-income units.

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

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

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

**A. 330 N. Lucerne Blvd.:** (Discussion and Possible Action) (Jaehee Ghanati) Demolition Pre-inspection Application No. B20LA10524/20019-10000-02352 (R1R3-RG overlay zone).

Ms. Ghanati clarified that a single-family home is there; the garage would be demolished to build a single-story ADU (Accessory Dwelling Unit). It was confirmed that the project is not within an HPOZ. Mr. Farha noted that it is a by right project.

**MOTION** (by Ms. Roberts, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project located at 330 N. Lucerne Blvd. as presented on July 28, 2020.

**MOTION PASSED** [during the Meeting it was declared to have failed] by a roll call vote of the seven eligible voters present online with three in favor (“Yes” or “Aye”) (Farha, Gilman and Roberts); zero opposed; four abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Carroll, Cunningham, Gresham and O’Connell).

**B. 851 S. Manhattan Pl.:** (Discussion and Possible Action) (Daniel Kim and Jay Park) Construction of a 6-story multi-family residential bldg with 33 units, basement and ground level parking, roof deck. Tier 3 TOC. DIR-2020- 3549-TOC / ENV-2020-3550-EAF.

Mr. Park showed slides and explained the project, which is at “the last remaining single family dwelling on the block.” Four units would be Extremely-Low Income. The height would be 66 feet; 75 feet is allowed. The Floor Area Ratio would be 4.5:1. There would be 24 vehicle and 34 bicycle parking spaces. Mr. Farha explained what the Committee looks for, including outreach to neighbors and compatibility with surrounding architecture. Mr. Cunningham and Mr Gresham complimented the design. Mr. Park answered the Committee’s questions.

**MOTION** (by Mr. Farha, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee opposes the project located at 851 S. Manhattan Pl. as presented.

**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, Farha, Gilman, Gresham, O’Connell and Roberts); zero opposed; zero abstained.

**C. 310 N Lucerne Blvd.:** (Discussion and Possible Action) AIN #5523-020-017.

Mr. Farha reported that that property “has been used as a party house” and many neighbors have written complaint letters. Ms. Gilman reported that it is being used as an illegal short-term rental. Neighbor Sam Uretsky explained that the owner “is operating it as a party house . . . he has received at least one citation . . . parties with up to 75 to 100 people with no one wearing a mask . . . loud party noise . . . lasting as late as five a.m. . . . all the parking spaces adjacent to the house are taken by party-goers . . . The owner has taken advantage of the community for over two years . . . he deserves to be shut down.” Resident Daniela Prowizor reported that the City issued warnings in December 2019 and January 2020; Police have filed incident reports rather than full reports that can be used by the City Attorney. She recommended that a letter be written to the L.A. Building and Safety Dept.

**MOTION** (by Mr. Cunningham, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee support sending a letter to the appropriate authorities outlining the complaints regarding the residence located at 310 N Lucerne Blvd and request to enforce the existing laws.

Neighbor Pat Prowizor requested help and reported that the owner “is buying more property in this area.”

*Committee Member Karen Gilman was unavailable to vote by this time, making six Committee Members present online (this 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, Farha, Gresham, O’Connell and Roberts); zero opposed; zero abstained.

**D. 733 Seward St.:** (Discussion and Possible Action) (Jennifer Yakubik) Demolition Pre-inspection Application No. 20019-10000-02084 (CM-1VL zone).

Mr. Farha explained the project.

*Committee Member Karen Gilman was again available to vote by this time, making nine Committee Members present online (this Committee quorum was five).*

No Motion was made or vote taken.

**E. 975-987 S. Manhattan Pl.:** (Discussion and Possible Action) (Kevin Read).

Mr. Farha explained the project and that they are requesting a density bonus.

**MOTION** (by Mr. Gresham, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee oppose the project located at 975-987 S. Manhattan Pl.

**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, Farha, Gresham, O’Connell and Roberts); zero opposed; zero abstained.

**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
- 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. **4529 W. 8th St.:** (Richard Yoo) Demolition Pre-Inspection Application No. 20019-10000-02169 (Park Mile)

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)

Resident Thomas Atlee supported Senate Bill 902.

- 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 indicated that Items IX. B. and C. would not be addressed.

**X. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS**

- A. Next GWNC Land Use Committee Meeting will be held at 6:30 pm on Tuesday, August 25, via Zoom)

Mr. Farha noted the above.

**XI. ADJOURNMENT**

Mr. Farha declared and the Committee agreed to **ADJOURN** the Meeting 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>.