



Greater Wilshire Neighborhood Council (“GWNC”)  
Land Use Committee Meeting Minutes, Tuesday, August 25, 2020  
Minutes Approved September 22, 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)

The Secretary called the roll. Eight of the nine Committee Members were present online at the Roll Call: Patricia Carroll, Rory Cunningham, Jennifer DeVore, Philip Farha (Chair), John Gresham, Dick Herman, Susan O’Connell and Cathy Roberts (Secretary). Karen Gilman 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](http://www.GreaterWilshire.org)]. Also attended: approximately 39 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 explained that abstension votes do not count as either “yes” or “no” votes.

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

A. Review and Adoption of July 28, 2020 Minutes

**MOTION** (by Ms. Roberts, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its July 28, 2020 Meeting as written.

**MOTION PASSED** by a roll call vote of the eight eligible voters present online with seven in favor (“Yes” or “Aye”) (Carroll, Cunningham, DeVore, Farha, Gresham, O’Connell and Roberts); zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Herman).

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

Mr. Farha indicated that no Report was available.

C. (Discussion and Possible Action) to consider Madison Baker as a potential new LUC Member.

Ms. Baker, a Larchmont resident and licensed architect, described her background and interest.

**MOTION** (by Mr. Farha, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee approves Madison Baker as a new member of the GWNC Land Use Committee.

**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.

*Ms. Baker was not yet Seated because the Board first needs to approve new Committee Members and she needs to sign the Code of Conduct.*

*The next Agenda Item addressed was Item #VI. A.*

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

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

**A. 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, and a roof deck. Tier 3 TOC. DIR-2020-3549-TOC / ENV-2020-3550-EAF.

Mr. Park showed slides and described the project that had been discussed at the July meeting. It would have a Floor Area Ratio of 4.5:1 and a 66-foot height (75 feet is allowed). There would be twenty-one studio, eleven one-bedroom and one two-bedroom units; with four Extremely Low Income units and one “moderate-income” unit above the TOC requirement. There would be parking for 24 cars and 34 bicycles. Mr. Park said that moderate income is “72% of market rate.” Committee members expressed appreciation for the addition of the moderate income unit and acknowledged the appealing design.

**MOTION** (by Ms. Roberts, seconded by Ms. DeVore: The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project located at 851 S. Manhattan Pl. as presented on August 25, 2020 which includes one additional moderate-income unit above the TOC requirement.

**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.

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

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

- A. **UPLIFT MELROSE:** (Discussion and Possible Action) (Alexander Caiozzo / Bureau of Street Services / StreetsLA) A “complete streets” makeover and beautification for Melrose Ave. between Fairfax Ave. and Highland Ave. The project seeks to add upwards of seven acres of new pedestrian space, pedestrian safety features, active transportation infrastructure, street trees and raised east-west crosswalks. Uplift Melrose would be funded through a Caltrans ATP Grant. Application due 9/15/2020.

Jeff Palmer, of the City BSS’s StreetsLA, and Mr. Caiozzo, a BSS Project Manager and Landscape Architect, presented. Mr. Palmer narrated slides and described project features and trade-offs. The project is about “activating safe public space on the streets of LA.” He estimated that 40% of on-street parking “would be lost,” though the Business Improvement District is considering how to increase parking. “Community outreach will be continuing . . . this is the very beginning.” Mr. Caiozzo said having more people present provides eyes on the street and “minimizes unwanted activity . . . more shoppers, more diners” will come. Regarding construction, “we always do it in phases . . . we are very sensitive to businesses . . . a traffic study will be done . . . we’ll be working with the neighbors.” Mr. Palmer said the alleys “are beyond the scope of this project.”

Approximately 30-33 attendees were present during this agenda item. The following offered comments in support of the project:

Pierson Blaetz - Melrose property owner; Daniel Farsat –property owner & BID member; Lindsay Sturman – resident; Alex Harvey – resident Melrose between Orange & Sycamore; Marina Mintz – nearby SoHo resident; Issac Fadlon – Melrose property owner; Jessica - resident Melrose between Orange & Sycamore; Don Duckworth – BID (working on parking issues); Brady Beaubien – resident and business owner, good for small businesses.

Loren Cross - Hope Lutheran Church, doesn’t want to lose parking meters, but the trees and bike lane are good

Margaret Taylor - Land Use Consultant to the BID discussed parking information

Denis Weintraub - BID President, described working with the Church

The following raised concerns about the project:

Wendy Gardner from Hope Lutheran Church expressed concern for pedestrian safety due to speeding bicyclists ignoring crosswalks.

Long-time resident Marina (no last name given) was opposed and believed increasing sidewalk space will allow more scooters, trash, and homeless encampments. She also suggested the need for a transportation study as Melrose already has gridlock traffic.

**MOTION** (by Mr. Farha, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Uplift Melrose project as presented on August 25, 2020.

**DISCUSSION:** Mr. Gresham believed “you have to include enforcement of bike safety rules” and “have funding for fixing the alleys”; poor condition alleys inhibit business deliveries.

**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. 925 S. Manhattan Pl.:** (Discussion and Possible Action) (Daniel Kim and Jay Park) New contemporary aesthetic 33-unit apartment building with basement and ground parking. 6-stories with roof deck. TOC Tier 3.

Mr. Park showed slides and described the project, which would have a Floor Area Ratio of 4.5:1 and a 66-foot height (75 feet is allowed). There would be twenty-one studio, eleven one-bedroom and one two-bedroom units with four Extremely Low Income units. Mr. Farha noted that this project is close to residences. Mr. Park said “there were no pushbacks that I’m aware of.” Mr. Herman believed that “the facade should be significantly changed” from the “strong design” it has and similarity with the 851 S. Manhattan Pl. project. Mr. Cunningham liked the similarity. Ms. O’Connell suggested some design adjustments would make the building a cousin rather than a twin to the other project.

**MOTION** (by Mr. Farha, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project located at 925 S. Manhattan Pl. as presented on Aug 25, 2020 pending outreach and design adjustments.

**MOTION PASSED** by a roll call vote of the eight eligible voters present online with seven in favor (“Yes” or “Aye”) (Carroll, Cunningham, DeVore, Farha, Gresham, Herman and O’Connell); one opposed (“No” or “Nay”) (Roberts); zero abstained.

*The next Agenda Item addressed was Item #V. A.*

- C. 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.

Project Representative Ms. Becerra said the project is “in a multi-family area . . . the project will have one and two bedroom units with balconies.” “Everything we’re asking for is on-menu.” There would be parking for 14 cars and 26 bicycles. Architect Frank Afari said the corner lot project would have one Extremely Low Income (ELI) one-bedroom and one ELI two-bedroom unit. Owner Mark Tavakoli was present. Mr. Herman would “like to see more outreach.” Ms. O’Connell said “it’s not very inviting.” Mr. Cunningham noted that a Craftsman bungalow is behind the project. In addition, the building has historic architectural features such as bas-reliefs that should be salvaged.

**MOTION** (by Mr. Farha, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project located at 105 S. St Andrews Pl. as presented on Aug 25, 2020 pending design considerations and neighborhood outreach.

**DISCUSSION:** Ms. Carroll was concerned that “it’ll be much larger than anything in the neighborhood.” Some Committee Members and Stakeholders wanted the project to be more reflective of surrounding architecture.

**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.

*Committee Member John Gresham had left by this time, making seven Committee Members present (the Committee quorum was five).*

**D. 4670 Beverly Blvd.:** (Discussion and Possible Action) (Athena Novak, Behruz Gabbi) 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, P2020-42AR-2019-4042-TOC.

Ms. Novak described the project, which would replace the Hans Auto Repair building in a C-2 zone on the corner of Beverly Blvd. at St Andrews Pl. across from the Dover Apartments. It would have three Extremely Low Income units. Ms. O’Connell believed “this building doesn’t have anything positive for the neighborhood.” The landscaping would be concentrated on the roof deck and as such not offer anything to the neighborhood.

**MOTION** (by Mr. Cunningham, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project located at 4670 Beverly Blvd. as presented on Aug 25, 2020 until further community outreach and design improvements take place.

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

## **VII. POSSIBLE FUTURE AGENDA ITEMS**

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

- A. 611 N. Manhattan Pl.: (Matthew Hayden) Applicant will provide more information when it becomes available.
- B. 151 S. Citrus Ave.: Demolition Pre-inspection Application No. 20019-20000-01426-B20VN04675, Yoni B.
- C. 450 S. Manhattan Pl.: Demolition Pre-inspection Application No. 20019-20000-01017 Kevin Baik
- D. 816 N. Mansfield Ave.: (Discussion and Possible Action) (David Acosta, Joe de La Cruz). Demolition Pre-inspection Application No. 20019-10000-00372.
- E. 307 N. Wilton Pl.: Miriam Sanchez Demolition Pre-inspection Application No. 18019-20000-06318/B18VN21939.

- F. 834 N. June St.: Demolition Pre-inspection Application No. 20019-1000001475 Robert Tavasci.
- G. 743-749 S. Gramercy Pl.: Demolition Pre-inspection Application No. 19019-10000-03867; 19019-10000-03861; and 19019-10000-03864 Michelle Chen.
- H. 410 N. Rossmore Ave.: (Discussion and Possible Action) (DOMOS – Daniel Alexander, Richard Loring).
- I. 975-987 S. Manhattan Pl.: (Discussion and Possible Action) (Kevin Read).

The above was not addressed.

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

- A. 4500 Wilshire Blvd.: (Discussion and Possible Action) (Vicki M. Kirakos) Construct an over-height fence 7’ 0” wrought iron fence and 8’ 6” high concrete decorative pillars at the entrance of the property. (Consulate General of Iraq offices) ZA-2020-4214-ZAA-SPPA, ENV-2020-4216.
- B. 726 S Highland Ave.: (Discussion and Possible Action) (Whitney Smith) The continued use and maintenance of an over-height hedge in the front yard setback area of an existing single family dwelling in the RS-1 zone. ZA-2020-4463- [sic].
- C. 4529 W. 8th St.: (Discussion and Possible Action) (Richard Yoo) Demolition Pre-inspection Application No. 20019-10000-02169.
- D. 226 N. Windsor Blvd.: Modification to an existing residence to correct the property line location and north-side yard set-back. Mary Pickhardt - DIR-2020-4212-COA.

The above was not addressed.

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

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

Mr. Farha noted the above.

- B. New Housing Bills: SB 902 (Wiener), SB 995 (Atkins), SB 1085 (Skinner), SB 1120 (Skinner), SB 1385 (Caballero) (Discussion and Possible Action).

Mr. Farha noted the above.

- 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 6:30 pm on Tuesday, September 22, 2020, via Zoom).

The above was noted.

## **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 9:24 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>.