



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, October 27, 2020
Minutes Approved November 24, 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>.

1. WELCOMING REMARKS. 환영 연설. Comentarios de bienvenida.

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 6:32 p.m.

b. Roll Call (Cathy Roberts)

The Secretary called the roll. Six of the ten Committee Members were present online at the Roll Call: Madison Baker, Rory Cunningham, Jennifer DeVore, Philip Farha (Chair), Karen Gilman and Cathy Roberts (Secretary). Patricia Carroll and Susan O’Connell arrived later. John Gresham 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 ten filled Committee Seats, or six Members, so the Committee could take such votes. [To apply to become a Member, see www.GreaterWilshire.org]. Also attended: at least nine Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS. 의제 비포함 안건에 대한 일반 공중 언급. Comentario público general sobre temas no incluidos en la agenda.

There were no public comments at this time.

3. CHAIRPERSON’S REPORT. 의장 보고. Informes del presidente.

A. Planning 101 Training Requirement.

Mr. Farha explained this and Ms. Roberts confirmed that the Training is not yet online.

Committee Member Susan O’Connell arrived at this time (6:37), making seven Committee Members present online (the Committee quorum was six).

B. Ethics and Code of Conduct for Non-Board Members.

The above was noted.

IV. ADMINISTRATIVE ITEMS (Discussion and Action). 집행부 안건. Temas administrativos.

A. Review and Adoption of September 22, 2020 Minutes.

MOTION (by Ms. Roberts, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its September 22, 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”) (Baker, Cunningham, DeVore, Farha, Gilman, O’Connell and Roberts); zero opposed; zero abstained.

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

The applicant for 209 N. Western Ave., ZA-2020-6171-CUB, a “CUP to allow the sale and dispensing of beer & wine for on-site and off-site consumption for a 1,445 sf restaurant w/ 28 indoor seats and hrs of operation from 10am-2am daily,” though in the Wilshire Center-Koreatown jurisdiction, may be asked to present due to its possible impact on the GWNC area.

V. OLD BUSINESS. 기존 사업. Asuntos antiguos. (Discussion and Possible Action).

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

A. **716 N. Highland Ave.:** (Discussion and Possible Action) (Jonathan Michael Shook, Brianne Chan) Request to allow the sale and dispensing of a full line of alcoholic beverages for on site consumption in conjunction with an existing restaurant with 1,568 sq. ft. restaurant with 60 indoor seats and hours from 11:00am to 2:00am. ZA-2020-4901-CUB, ENV-2020-4902. Zoning QC2-1VL-SN.

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 restaurant located at 716 Highland Ave. as presented on October 27, 2020.

Committee Member Patti Carroll arrived at this time (6:54), making eight Committee Members present online (the Committee quorum was six).

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

B. **932 S. Gramercy Dr.:** (Discussion and Possible Action) (Jae Shin, Max Lee, Elliot SungEun Kim, Andrew Kil) Demolition Pre-inspection Application No. B20LA13482/20019-10000-02887. Zoning R3-1.

Architect Mr. Kil showed a “Project Summary” and photos on the screen. The by right project is a Tier 3 TOC with 17 units, including two “extremely low income.” There would be seven two-bedroom, seven one-bedroom and three studio apartments. Large apartment buildings are adjacent. Parking would be subterranean. They are “80% done

with the Plan Check process” and are “in the middle of applying for a Demolition Permit.” They are required to have eight parking spaces, but are providing fourteen. The two mature trees “will not be touched” and will stay.

MOTION (by Ms. O’Connell, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the demolition located at 932 S. Gramercy Dr. as presented on October 27, 2020 and requests an increase of one (1) affordable unit above the TOC requirements for the proposed building.

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

The Committee encouraged Mr. Kil to have developers present to the Committee much earlier in the process.

C. 857-863 Gramercy Place: (Discussion and Possible Action) (Khaldoon Khairuddin) 33-unit Residential project. Zoning R3-1.

Principal Architect Mr. Khairuddin showed elevations, floor plans and renderings on the screen. He had presented June 23rd; they updated the design, primarily “on the side and rear facades . . . toned down the red . . . recessed” the windows. There will be one subterranean parking level and a second-floor courtyard, with seven units per floor. They “are proposing four new street trees on the front” and to remove one tree. The requirement is 17 parking stalls, they will provide 32 stalls. They are requesting a height increase; setback reductions on the sides; and a 25% open space requirement reduction. They will provide five or six very-low income units, depending upon the Planning Dept. determination.

MOTION (by Mt. Cunningham, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project located at 857-863 S. Gramercy Pl. as presented on October 27, 2020.

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

VI. NEW BUSINESS. 신규 사업. Asuntos nuevos. (Discussion and Possible Action).

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

A. 222 N. Manhattan Pl.: (Discussion and Possible Action) (Arman Gharai) New 4-story 16-unit apartment building (7 density bonus units w/ 2 extremely low-income housing units) over type i-a basement parking garage per affordable housing TOC Tier 3. Permit #18010-20000-03563-B18VN11950. Already in construction. Zoning R3-1.

There was discussion of the lack of communication from the developer.

MOTION (by Mr. Cunningham, seconded by Ms. Carroll): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the 222 N. Manhattan Pl. project.

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

B. 219 N. St. Andrews Pl.: (Discussion and Possible Action) (Raul Aguilera) Demolition Pre-inspection Application No. 20019-10000-02824. Zoning R2-1.

MOTION (by Ms. Carroll, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the demolition at 219 N. St. Andrews Pl.

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

VII. REQUESTS FOR POSSIBLE FUTURE AGENDA ITEMS. 추후 가능 의제에 대한 요청. Solicitudes de posibles temas de la agenda future (Discussion and possible action).

- A. **611 N. Manhattan Pl.:** (Matthew Hayden) Applicant will provide more information when it becomes available. Zoning R3-1.
- B. **617 N. Rossmore Ave.:** (Bruce Miller) Demolition Pre-inspection Application No. 20019-10000-03270 & 20019-10000-0327 . Zoning R4-2.
- C. **151 S. Citrus Ave.:** (Yoni B.) Demolition Pre-inspection Application No. 20019-20000-01426-B20VN04675. Zoning R1V3-RG.
- D. **450 S. Manhattan Pl.:** (Kevin Baik) Demolition Pre-inspection Application No. 20019-20000-01017. Zoning R4-1.
- E. **816 N. Mansfield Ave.:** (David Acosta, Joe de La Cruz) Demolition Pre-inspection Application No. 20019-10000-00372. Zoning R2-1XL.
- F. **834 N. June St.:** (Robert Tavasci) Demolition Pre-inspection Application No. 20019-1000001475. Zoning RD1.5-XL.
- G. **743-749 S. Gramercy Pl.:** (Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03867; 19019-10000-03861; and 19019-10000-03864. Zoning RD1.5-XL.
- H. **410 N. Rossmore Ave.:** (DOMOS – Daniel Alexander, Richard Loring) Zoning R4-2.
- I. **975-987 S. Manhattan Pl.:** (Kevin Read) Zoning R4-1.

The above were noted.

VIII. PROJECTS COVERED BY OTHER BOARDS (for information only). 타 위원회 담당 사업. Proyectos cubiertos por otras mesas.

- A. **268 S. Arden Blvd.:** (Won Cho) Demolition Pre-inspection Application No. 20019-10000-03338. Zoning HPOZ Windsor Sq.

IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION. 계류 중인 지역, 주, 연방 법률 심의. Revisión de legislación pendiente local, estatal y federal.

- 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.

X. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS. 위원회 위원 언급/발표. Comentarios/anuncios de un miembro del comité.

- A. Next GWNC Land Use Committee Meeting will be held at 6:30pm on Tuesday, November 24, 2020 via Zoom)

XI. ADJOURNMENT. 조정. Postergación.

Mr. Farha **ADJOURNED** the Meeting with no opposition at 8:15 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>.