



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, September 22, 2020
Minutes Approved October 27, 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 6:32 p.m.

B. Roll Call (Cathy Roberts)

The Secretary called the roll. Eight of the 10 Committee Members were present online at the Roll Call: Madison Baker, Rory Cunningham, Jennifer DeVore, Philip Farha (Chair), Karen Gilman, Dick Herman, Susan O’Connell and Cathy Roberts (Secretary). Patricia Carroll arrived later. John Gresham 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 10 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 21 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 indicated that he wants the new owner of the Lyric Theatre at 520 N. La Brea to appear before the Committee; the building could become a school.

Committee Member Patti Carroll arrived by this time, making nine Committee Members present online (the Committee quorum was six).

IV. ADMINISTRATIVE ITEMS (Discussion and Action)

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

MOTION (by Ms. Roberts, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its August 25, 2020 Meeting as written.

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

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

Mr. Farha indicated that no Report was available.

V. OLD BUSINESS (Discussion and Possible Action)

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

A. **925 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- 4590-TOC-HCB / ENV-2020-4591-EAF.

Architect Jay Park said “we contacted every single neighbor we could”; some were reluctant to give contact information or “skeptical to have face-to-face conversations” due to COVID-19. He communicated with a pamphlet in three languages and left door hangers. Across-the-street neighbor Sajni Patel was opposed to the project, believing it would bring “congestion” and reduce street parking; she said “at least half” the residents in her building oppose it. Mr. Park expects construction to take 12 to 18 months. Down-the-street neighbor Daniel Hai believed the project will add too many people and is too tall for the neighborhood.

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 925 S. Manhattan Pl. as presented on September 22, 2020 which includes one additional moderate-income unit above the TOC requirement.

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

B. **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.

Mr. Farha noted that the GWNC already is on record opposing the project. No Motion was made or vote taken.

C. **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.

Mr. Farha noted that the GWNC already is on record opposing .the project. 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. Hollywood Community Plan: (Discussion and Possible Action) (Linda Lou, Priya Mehendale) Hollywood Community Plan Update: LA City Planning has released updated drafts of the Hollywood Community Plan policy document and the Hollywood Community Plan Implementation Overlay (CPIO) zoning tool.

Ms. Mehendale and Ms. Lou, L.A. City Planners, showed slides and explained the Plan [see <https://planning.lacity.org/plans-policies/community-plan-area/hollywood>]. No Motion was made or vote taken.

- B. 2nd St and Manhattan Pl: Utility Box Art Submission to GWNC.

A slide was shown of the proposed design.

MOTION (by Mr. Cunningham, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Utility Box project located at 2nd St. and Manhattan Pl. as presented on September 22, 2020.

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

- C. 716 N. Highland Ave.: (Discussion and Possible Action) (Jonathan Michael Shook) 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-CE.

Representative Brienne Chan described the project and said no changes have been requested to the current Permit. No Hearing date has been set. No Motion was made or vote taken.

- D. 800 S. Lorraine Blvd.: (Discussion and Possible Action) (Steve Nazemi) A Preliminary Parcel Map for a Small Lot Subdivision (SLS) AA-2020-4497-PMLA-SL.

Mr. Farha noted that this is an HPOZ project. No Motion was made or vote taken.

- E. 617 N. Rossmore Ave.: (Discussion and Possible Action) (Bruce Miller) Demolition Pre-inspection Application No. 20019-10000-03270 & 20019-10000-0327_ [sic].

No representative was present.

MOTION (by Mr. Farha, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the demolition application located at 617 N. Rossmore Ave.

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

F. 932 S. Gramercy Dr.: (Discussion and Possible Action) (Jae Shin) Demolition Pre-inspection Application No. B20LA13482/20019-10000-02887.

MOTION (by Ms. Roberts, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the demolition application located at 932 S. Gramercy Dr.

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

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

No Motion was made or vote taken.

H. 307 N. Wilton Pl.: (Discussion and Possible Action) (Miriam Sanchez, Michael Knowles) Demolition Pre-inspection Application No. 18019-20000-06318/B18VN21939.

Mr. Cunningham noted that this is a four-story building at Beverly and Wilton. GWNC Administrator Shirlee Fuqua reported that the owner did not respond to her.

MOTION (by Mr. Cunningham, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the demolition application located at 307 N. Wilton Pl.

MOTION PASSED unanimously by a roll call vote of the nine eligible voters present online with all nine in favor (“Yes” or “Aye”) (Baker, Carroll, Cunningham, DeVore, Farha, Gilman, 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. 834 N. June St.: Demolition Pre-inspection Application No. 20019-1000001475 Robert Tavasci.

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

Mr. Farha noted the above.

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

- A. 428 S. June St.: Addition to existing two-story single family residence. DIR-2020-5054-COA, ENV-2020-5055-CE.

IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION

- A. TOC/TNP: Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans.
- B. New Housing Bills: SB 902 (Wiener), SB 995 (Atkins), SB 1085 (Skinner), SB 1120 (Skinner), SB 1385 (Caballero) (Discussion and Possible Action).
- C. Reorganization of Administrative Provisions: Formerly known as: Processes and Procedures Ordinance.

X. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

- A. Next GWNC Land Use Committee Meeting will be held at 6:30 pm on Tuesday, October 27, 2020, via Zoom).

There were no comments or announcements.

XI. ADJOURNMENT

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

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

MOTION PASSED unanimously by a voice vote; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 8:22 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>.