



Greater Wilshire Neighborhood Council (“GWNC”)  
Land Use Committee Meeting Minutes, Tuesday, November 24, 2020  
Minutes Approved December 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> and shown online.

**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 10 Committee Members were present online at the Roll Call: Madison Baker, Patricia Carroll, Rory Cunningham, Jennifer DeVore, Philip Farha (Chair), Karen Gilman, Susan O’Connell and Cathy Roberts (Secretary). 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 10 filled Committee Seats, or six Members, so the Committee could take such votes. [To apply to become a Member, see [www.GreaterWilshire.org](http://www.GreaterWilshire.org)]. Also attended: at least 10 Stakeholders and guests.

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

There were no public comments at this time.

**III. CHAIRPERSON’S REPORT**

A. **Planning 101 Training Requirement.** Per Commission's Leadership Orientation Policy & NC Reform 18-0467 #4, EmpowerLA and the Department of City Planning were instructed to design and implement a mandatory planning and land use management training, required of current and future Neighborhood Council Planning and Land Use (PLUM) Committee members. Current PLUM committee members are required to complete the "Project Planning 101" training by December 16, 2020. An individual who fails to complete the training within the applicable 60-day period will be automatically ineligible to serve as a member of the land use committee. Please enroll in one of the sessions by using this link to register: <http://tiny.cc/Planning101ForNCs> Choose from sessions on the following dates and times:

Session 1 - Mon, November 30, 6:00pm – 7:30pm

Session 2 - Mon, December 7, 5:30pm-7:00pm

Session 3 - Fri, December 11, 2:00pm – 3:30pm

Session 4 - Tue, December 15, 4:00pm – 5:30pm

These sessions are all virtual. Info on how to join online or by phone will be shared with you when you RSVP.

[The above is copied from the Agenda.] Mr. Farha noted the need to complete trainings by December 16th.

- B. Ethics and Code of Conduct for Non-Board Members.** Non-Board members of the LUC must complete the Committee Member Code of Conduct: ([https://greaterwilshire.org/wp-content/uploads/2020/09/GWNC-Committee-Members-CODE-OF-CONDUCT\\_2020-07-29.pdf](https://greaterwilshire.org/wp-content/uploads/2020/09/GWNC-Committee-Members-CODE-OF-CONDUCT_2020-07-29.pdf)) and Ethics training (<http://localethics.fppc.ca.gov/login.aspx>) to be eligible to vote on LUC agenda items.

Ms. Roberts said “all committee members are in full compliance.”

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

- A. Review and Adoption of October 27, 2020 Minutes.

**MOTION** (by Ms. Roberts, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its October 27, 2020 Meeting as written.

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

There were no such items. Ms. O’Connell described the current state of the local housing market.

#### **V. OLD BUSINESS**

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

- A. **5100 Wilshire Blvd:** (Discussion and Possible Action) (Aimee Luan) Zone variance to allow fitness studio, gym, and medical clinic, and internally lit on-site sign in the RAS4 Zone. ZA-2020-3137-ZV. Zoning (T)(Q)RAS4-1.

Developer representative Ms. Luan: presented with slides and described the project, which has 138 units and 12,550 square feet of ground floor commercial space, half occupied by AAA. Residential parking is “in several subterranean levels.” The zoning was approved in 2014. Property management is hoping to attract a fitness studio that may attract other uses such a restaurant and a medical clinic. Ms. Luan said the Sycamore Square Neighborhood Association (SSNA) was concerned about commercial loading and parking, and customer drop-off and pickup arrangements; the SSNA on Nov. 2nd supported the project “with conditions attached.”

Mr. Farha was concerned about whether this “back door zone change” should be supported. Ms. Luan noted and Ms. Roberts and Mr. Cunningham agreed that there are a lot of nearby commercial vacancies. Resident Vero Matos relayed that the SSNA “really appreciates” that the developer “listened . . . and approved the conditions rgw SSNA proposed.” Committee members were concerned about signage; Ms. Luan said it “would be consistent.” She said that, at this time, “only the fitness studio and the medical clinic” are included in their application. Land Use consultant Craig Lawson described recent zoning history. Ms. Gilman believed that the GWNC should “honor” the SSNA’s decision.

**MOTION** (by Ms. Roberts, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the zone variances requested for the building located at 5100 Wilshire Blvd. as presented on November 24, 2020 conditional with the voluntary conditions outlined in a November 2, 2020 letter from the Sycamore Square Neighborhood Association and the October 18, 2020 Draft Conditions of Approval prepared by Craig Lawson & Co., LLC.

**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 (“No” or “Nay”); zero abstained.

- B. 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.

The developer was unable to attend. No Motion was made or vote taken.

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

The developer was unable to attend. No Motion was made or vote taken.

- D. 611 N. Manhattan Pl.:** (Matthew Hayden) Applicant will provide more information when it becomes available. Zoning R3-1.

Mr. Hayden said this is a TOC [Transit-Oriented Community] project and that the developer can’t make any more changes, so the project is “going forward . . . as proposed.” It was noted that the developer met with the neighbors. No Motion was made or vote taken as action had been taken previously.

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

- A. None at this time

**VII. REQUESTS FOR POSSIBLE FUTURE AGENDA ITEMS.** (Discussion and possible action).

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

- A. **620 ½, 622 ½, 626 ½, 628 ½, 632 ½, 634 ½, 636 ½ N. Wilton Place:** (Albert Chavez) Demolition Pre-inspection Application Numbers 20019-10000-03663, 03667;03655; 03668; 03669; 03652P; 03653; 03656. Proposed 4-story 25-unit apt bldg. 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.

Debra Rosenbaum, of the South Hollywood Neighborhood Association, asked about this and it was discussed; she said such projects as proposed don't sell and "they're ruining the neighborhood." Mr. Farha noted that it's a by right project.

*Committee Member Patricia Carroll was unavailable to vote at this time making seven Committee Members present online (this Committee quorum was five).*

**MOTION** (by Mr. Farha, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the demolition pre-inspection application at 834 N. June St.

**MOTION PASSED** by a roll call vote of the seven eligible voters present online with six in favor ("Yes" or "Aye") (Cunningham, DeVore, Farha, Gilman, O'Connell and Roberts); one opposed ("No" or "Nay") (Baker); zero abstained.

- 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.

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

- A. **629 N. Seward St.:** Demolition of existing non-contributing SFR and construction of a 2-story 3,142 Sq. Ft. SFR with a basement. Zoning HPOZ Hancock Park.

The above Item was not addressed.

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

### **A. Local Emergency Code Amendment**

The above Item was not addressed.

- B. TOC/TNP:** Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans and Community Impact Statements on TOC issues.

**MOTION** (by Ms. Roberts, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support writing a Community Impact Statement in response to a motion by Councilmember Ryu to revise the TOC guidelines to increase the percentage requirements for affordable units in high and mid-market areas.

**DISCUSSION:** Resident Tony F. supported the CIS.

*Committee Member Patricia Carroll was again available to vote at this time making eight Committee Members present online (this Committee quorum was five).*

**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.

- C. Reorganization of Administrative Provisions:** Formerly known as Processes and Procedures Ordinance. The Processes and Procedures Ordinance (CPC-2016-3182-CA) is the initial part of a larger effort to comprehensively revise the City’s Zoning Code to make it more responsive and accessible to the public. The proposed ordinance streamlines and reorganizes the rules that govern the steps involved in reviewing projects and adopting land use policy, while introducing a more user-friendly format. An earlier draft of the ordinance was previously considered and approved by the City Planning Commission in 2018. In response to continued community input after the City Planning Commission hearing, City Planning has prepared a revised draft of the ordinance, which incorporates various changes. The revised draft of the Processes and Procedures Ordinance has been released for public comment. City Planning has also prepared the following resources:

- an annotated version of the revised ordinance to aid readers who are interested in tracking changes to the Code provisions;
- a fact sheet containing an overview of the ordinance, background information, and answers to frequently-asked questions;
- and a dedicated webpage that incorporates visual aids to explain core concepts behind the ordinance and key changes.

City Planning will be hosting an information session for the proposed ordinance by teleconference on January 13, 2021 from 1–3 p.m. The information session will include an overview of the ordinance and time for Q&A. Staff will also be available during scheduled virtual office hours to answer questions. Details on how to join the information session and sign up for virtual office hours will be provided in forthcoming emails. Written comments may be submitted to [bonnie.kim@lacity.org](mailto:bonnie.kim@lacity.org). In order to be incorporated in the staff recommendation report, comments must be submitted no later than one month before the City Planning Commission considers the item. The proposed ordinance is tentatively scheduled for consideration by the City Planning Commission in Spring of 2021.

[The above is copied from the Agenda.] Ms. Roberts noted that PlanCheckNC will discuss this at the Dec 10, 2020 Zoom meeting. No Motion was made or vote taken.

**X. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS.**

A. Next GWNC Land Use Committee Meeting will be held at 6:30pm on Tuesday, December 22, 2020 via Zoom).

Mr. Farha noted the above and announced a Hollywood Community Plan meeting on December 9<sup>th</sup> with public viewing from 4:00-4:45 and the Hearing from 5:00-7:00 p.m.

**XI. ADJOURNMENT**

Mr. Farha **ADJOURNED** the Meeting with no opposition at 8:31 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>.