



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, December 22, 2020
Minutes Approved February 23, 2021

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 6:35 p.m.

B. Roll Call (Cathy Roberts)

The Secretary called the roll. Five of the 10 Committee Members were present online at the Roll Call: Rory Cunningham, Jennifer DeVore, Philip Farha (Chair), Karen Gilman and Cathy Roberts (Secretary). Patricia Carroll arrived later. Madison Baker, John Gresham, Dick Herman and Susan O’Connell 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. [To apply to become a Member, see www.GreaterWilshire.org]. Also attended: approximately 38 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 - All GWNC LUC members are in compliance.
Mr. Farha noted the above.

Committee Member Patricia Carroll arrived at this time (6:37), making six Committee Members present online (the Committee quorum was six). Now the Committee could take binding votes on Agendized Items.

- B. Ethics and Code of Conduct for Non-Board Members - All GWNC LUC members are in compliance.
Mr. Farha noted the above.

IV. ADMINISTRATIVE ITEMS (Discussion and Action)

- A. Review and Adoption of November 24, 2020 Minutes.

MOTION (by Ms. Roberts, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its November 24, 2020 Meeting as written.

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, DeVore, Farha, Gilman and Roberts); zero opposed; zero abstained.

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

There was nothing to report, however a committee member brought up a potential project on the 5000 block of Elmwood.

Tabatha Yelos, a Field Manager for new L.A. City District Four Councilmember Nithya Raman (Tabatha.Yelos@LACity.org), introduced herself and reported that the Councilmember is building her staff.

V. OLD BUSINESS (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. Zoning R3-1.

No representative was present.

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

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, DeVore, Farha, Gilman 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.

Ms. Roberts noted that the Committee is already on the record as opposing this project. No Motion was made or vote taken.

C. **410 N. Rossmore Ave:** (Discussion and Possible Action). (DOMOS, Richard Loring) Co-Living Project. Renovation and addition to the property. Zoning R4-2.

Mr. Loring presented, as he did February [25th] 2020, and showed slides for this co-living project. They plan to renovate and build an addition to the building. Project components include: seismic upgrades; life/safety upgrades; ADA compliance; new elevators; cabinets; appliances; remove hazardous materials; and air conditioning, which didn’t exist before. There are “step-backs on all four sides,” each of which is articulated. They’re “proposing 10 stories”; a 14-story building is nearby. There would be 11 studio; 38 one-bedroom (averaging 601 square feet); five two-bedroom; two four-bedroom; and 31 co-living units with five bedrooms apiece.” There would be 7,000 square feet of amenity space

throughout the building and more than 17,000 square feet of open space. There would be 121 parking stalls. He said “we’re not asking for additional height” and the FAR would be 65% of what is allowed by the city. They try to build “below market rate” units. He described that “all utilities are paid”; there will be “high-speed Internet . . . co-working stations . . . [a] garden” and other amenities. Mr. Loring lives in the building.

He reported that 40 tenants have accepted buy-outs. He said they “haven’t placed any pressure on any tenant” to pay back rent . . . “we’re not giving them a schedule . . . when things get better, we’ll sit down and talk . . . we totally clean the building from top to bottom every single day.” There currently are 78 units, mostly one-bedroom with some studios. The current average rent is \$1,350 and “extensive renovations” have already been done. Returnees can return to the same size unit; there would be a 5% rent increase after one year and again after the second year.

- Neighbor and architect Sarita Singh lives “directly behind this building” and was concerned about increased density, noise and traffic.
- Long-time tenant Joy Wingard believed that tenants have not been treated well and asked why RSO laws don’t seem to apply.
- Neighbor Lois DeArmond said “no one wants this . . . traffic would be impassable”; infrastructure is “beyond capacity.” She said “many tenants have been pressured to leave . . . we do not need one more luxury units.”
- Siobhan Higgins, neighbor at Rossmore & Rosewood, believed there would be “two years of backed-up traffic” and “safety” concerns with multiple unrelated people sharing spaces.
- Long-time tenant Cinzia Zanetti wanted to be able “to go back to her unit . . . three years of construction would be an incredible nuisance.”
- Paula Peng from the South Robertson neighborhood said “the project is inappropriate for this neighborhood . . . there are vacancies all over the city . . . we don’t need a hotel.”
- Neighbor Carolina Lopez supports the tenants and believes that, due to the COVID-19 pandemic, “this is not the time” to relocate tenants and “this is not the time [for] co-living.”
- David Roud believed the project “would create inherently transitory housing.”
- Area neighbor and architect Chris Shanley believed that increasing the density on the small lot would create a “nightmare” for tenants and neighbors; he recommended that the project architect attend a future meeting to address structural issues and present a construction management plan.
- Neighbor Brandon Smith believed the project would “remove rent-stabilized housing from the market . . . in a neighborhood that already lacks affordable housing” and “would set a dangerous precedent.”
- Neighbors Karen Yamashita and Ted Kineta live behind the building and oppose the project.
- Long-time tenant Anne reported “harassment” for a year to leave; saying “these people do not care about the tenants.”
- Cindy Chvatal, Hancock Park Homeowners Association President, supported the tenants and maintaining RSO units, saying “it’s not the time [to] “displace . . . the residents of this building.”

- Neighbor Philip lives on Arden and supports the tenants.
- Neighbor Deborah Natoli lives across the street and is a professor of public policy. She offered to have colleagues comment on the project.

Mr. Loring said every unit would have “a one-year lease geared toward people who work for a living . . . it’s not transient and it’s not a hotel. We’re anticipating that construction would begin in July. We are not yet in Plan Check; they’ll submit in March. He said “the building isn’t Code-compliant in any . . . way.” He said “you can’t get a Permit” from the City without available capacity; “it’s a highly-regulated process.” 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. 823 N. June St.: (Discussion and Possible Action) (Amit Apel). Demolition Pre-inspection Application Number 20019-20000-04338/B20VN14283. Zoning RD1.5-XL.

Ms. Roberts reported that the applicant didn’t respond to the Committee Administrator.

MOTION (by Ms. Roberts, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the Demolition Pre-inspection Application for 823 N. June St.

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, DeVore, Farha, Gilman and Roberts); zero opposed; zero abstained.

B. 506 N. Sycamore Ave: (Discussion and Possible Action) (Philip Chan). Revised Tract Map VTT-82892. Zoning RD1.5-XL. Application Number 20019-20000-04338/B20VN14283.

MOTION (by Ms. Roberts, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the Revised Tract Map application for 506 N. Sycamore Ave.

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, DeVore, Farha, Gilman and Roberts); zero opposed; zero abstained.

C. 151 S. Citrus Ave.: (Discussion and Possible Action) (Yoni B.). Demolition Pre-inspection Application No. 20019-20000-01426-B20VN04675. Zoning R1V3-RG.

Ms. Roberts indicated that Committee Administrator reported that the GC is no longer on the job.

MOTION (by Ms. Roberts, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the Demolition Pre-inspection Application for 151 S. Citrus Ave.

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, DeVore, Farha, Gilman and Roberts); zero opposed; zero abstained.

- D. **450 S. Manhattan Pl.:** (Discussion and Possible Action) (Kevin Baik). Demolition Pre-inspection Application No. 20019-20000-01017. Zoning R4-1. Application Number 20019-20000-04338/B20VN14283.

MOTION (by Ms. Roberts, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the Demolition Pre-inspection Application for 450 S. Manhattan Pl.

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, DeVore, Farha, Gilman and Roberts); zero opposed; zero abstained.

- E. **816 N. Mansfield Ave.:** (Discussion and Possible Action). (David Acosta, Joe de La Cruz) Demolition Pre-inspection Application No. 20019-10000-00372. Zoning R2-1XL.

Ms. Roberts reported that per the Committee Administrator “the project was suspended because the developer filed for bankruptcy.”

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 for 816 N. Mansfield Ave.

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, DeVore, Farha, Gilman and Roberts); zero opposed; zero abstained.

- F. **Guidelines for Applicants/Developers:** (Discussion and Possible Action). Addition of Transportation and Sustainability related guidelines/considerations for new and conversion projects.

Conrad Starr, Sycamore Square Neighborhood Association President and the GWNC Transportation Committee Chair, presented and showed slides. There was discussion of the importance of transportation guidelines. No Motion was made or vote taken.

- G. **Melrose Avenue Pedestrian Improvement Project:** (Discussion and Possible Action). The City of Los Angeles, Bureau of Street Services (StreetsLA) held the first Virtual Community Outreach Event on Monday, December 14, 2020. A repeat presentation will be conducted virtually in January 2021, with further outreach sessions to follow. Continue to check the StreetsLA website for project updates, outreach meeting dates, as well as a recording of the December 14, 2020 presentation. Register to attend the next session: <https://streetsla.lacity.org/melrose>.

Mr. Farha described the Project, which includes sidewalks, lighting and trees. He noted that “it’s not an alternative transportation project” and does not involve bike lanes. “It has the support of a number of organizations” including the Mid City West Community Council. No Motion was made or vote taken.

H. **SB 9 and SB 10:** (Discussion and Possible Action to Support or Oppose). Paul Koretz has introduced two resolutions regarding SB 9 and SB 10.

Mr. Farha described the Senate Bills as “new challenges to single-family zoning.” Ms. Roberts described the Bills as “an attempt to take away local control.” Ms. Gilman suggested having Susan Grossman, Hancock Park HOA Zoning and Land Use Chair, present to the Committee. It was agreed to re-Agendize this for the January meeting. No Motion was made or vote taken.

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

- 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.
- A. **617 N. Rossmore Ave.:** (Bruce Miller). Demolition Pre-inspection Application No. 20019-10000-03270 & 20019-10000-0327 . Zoning R4-2.
- B. **834 N. June St.:** (Robert Tavasci). Demolition Pre-inspection Application No. 20019-1000001475. Zoning RD1.5-XL.
- C. **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.
- D. **975-987 S. Manhattan Pl.:** (Kevin Read). Zoning R4-1.

No action was taken on the above.

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

- A. **248 S. Highland Ave.:** (Astra Woodcraft). Demolition Pre-inspection application number 20019-20000-04157B20VN11417. Zoning HPOZ.

No action was taken on the above.

IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION

- A. **Housing Element:** The LA Planning Dept continues the two-year effort to update the Housing Element (<https://planning.lacity.org/plans-policies/housing-element-update>) for the 2021-2029 cycle, they’ve developed an interactive survey (<https://migsurvey.limequery.com/813839?lang=en#>) to collect your feedback on draft Concepts and Strategies that will guide LA’s housing decisions for the next decade. The Plan to House LA Survey is an opportunity to familiarize yourself with key housing challenges and help the Dept plan to address them. It is critical that they hear from as many people as possible as they draft this important document, be sure your values are represented by taking the survey today!

Stakeholders were encouraged to complete the survey.

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

No action was taken on the above.

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. 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.

Ms. Roberts reported on the PlanCheckNC meeting discussion about the above.

X. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS.

- A. Next GWNC Land Use Committee Meeting will be held at 6:30pm on Tuesday, January 26, 2021 via Zoom)

XI. ADJOURNMENT

The Meeting was **ADJOURNED** at 9:01 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 the GWNC. The GWNC Minutes page is <http://greaterwilshire.org/land-use-committee-agendas-minutes>.