



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

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 6:44 p.m.

B. Roll Call (Cathy Roberts)

The Secretary called the roll. Seven of the ten Committee Members were present online at the Roll Call: Madison Baker, Patricia Carroll, Jennifer DeVore, Philip Farha (Chair), Karen Gilman, Susan O’Connell and Cathy Roberts (Secretary). Dick Herman arrived later. Rory Cunningham and John Gresham 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, 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 54 Stakeholders and guests.

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

There were no public comments at this time.

**III. CHAIRPERSON’S REPORT**

A. GWNC Monthly Land Use Update

Mr. Farha noted that the COVID-19 Coronavirus pandemic has significantly affected Los Angeles land use.

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

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

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

B. Review and Adoption of January 26, 2021 Minutes.

**MOTION** (by Ms. Roberts, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its January 26, 2021 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, Carroll, DeVore, Farha, Gilman, O’Connell and Roberts); zero opposed; zero abstained.

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

Ms. Roberts reported that the items listed on the ENR are already on this Agenda.

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

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

A. **500 N. Larchmont Blvd.:** (Matthew Hayden) New construction, use, and maintenance of a 5-story, approximate 56 ft tall, 26,648 sq ft apartment building containing 21 units (7 one-bedroom / 14 two-bedroom), including 8% of the total project units (2 units) set aside as affordable housing for (ELI) households. At grade parking providing 21 on-site vehicular parking spaces and 24 bicycle parking spaces (21 long term with 3 short term). Existing site improvements to be removed / replaced. TOC Affordable Housing Incentives Program pursuant to LAMC Section 12.22 A 31 (e) with three additional incentives requested for a Tier 1 project setting aside 8% of its total project units / 11% of its base units (2 units) for ELI households. Zoning [Q]C2-1VL.

Consultant Mr. Hayden, Architect Aaron Brumer and Developer Raffi presented. Mr. Hayden showed slides and described the project. He indicated that they started outreach and met with the Larchmont Village Neighborhood Association (LVNA). He said they want a project “that is compliant and consistent” with City guidelines and laws. Mr. Brumer introduced himself and said he “went back and made some design changes” based upon the last Committee meeting [January 26, 2021]. He described including “more landscaping . . . as much landscaping as possible” and work to “reduce the mass.” Mr. Hayden said the TOC qualifier location is the transit hub at Gower and Melrose 1 ½ blocks northeast. He clarified that this presentation was completed yesterday and, therefore, had not been presented to the LVNA.

- Neighbor and architect Chris Shanley appreciated the change to a neutral palette, but questioned the location of the Amenity Deck facing the R1 houses adjacent to the project and suggested it be moved towards Larchmont, and requested that the transformer be moved underground
- Neighbor and architect Monika Haefelfinger was concerned about acoustics and massing including the deck facing neighbors and the location of the parking
- Haines Wilkerson believed the project to be too tall at five stories, he prefers the new neutral color palette.
- Neighbor David Marshall Grant was concerned about noise, especially from the project’s balconies, the building height, and pedestrian safety.

- Neighbor Jason Daley Kennedy wanted the project to integrate the design much more into the neighborhood to better fit the history of the area
- Resident Voch believed “there hasn’t been any consideration of the neighborhood” and that it is “really a six-story project.”
- Steven Shibel believed there won’t be enough parking. Mr. Hayden said “it requires 18 spaces and we’ve put in 21.”
- Resident Tommy Atlee believed that the project will provide “affordable” housing that he could rent “probably as a share.”
- Neighbor and architect Sarita believed the project dwarfs the neighboring R-1 communities and asked about adding underground parking.
- Sam Uretsky believed the project “is an atrocity.”
- LVNA President Charles D’Atri requested that the Committee “carry over” the project so that the community can further consider it.

Ms. O’Connell was concerned that “this would set a precedent for the street” and that it is “too big.”

No Motion was made or vote taken.

## **VI. NEW BUSINESS**

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

- A. **5030 W. 9th Street:** (Samira Squires) Returning to LUC with changes ZA-2019-5501-ZV. Zoning R1-V3-RG (Brookside).

*Committee Member Dick Herman arrived by this time (7:58), making eight Committee Members present online (the Committee quorum was six).*

Ms. Roberts clarified that this project is “not new business.” [It previously was presented to the Committee on Nov. 19, 2019.] Ms. Squires, a Planner/Project Manager with Kimberlina Whettam & Assoc., introduced Owner Richard Leonard and Architect Robert Collins. Mr. Leonard said “the only real change we made on this project is that it’s smaller. From the street it looks exactly the same, the footprint is the same and there will be a footing in the bank of the stream. We felt it was appropriate to let you know the changes.” Mr. Collin showed slides and said “we’re proposing to remove the lower level . . . now it’s a single-story structure.” Mr. Farha noted that “we are on record as approving this project.” No Motion was made or vote taken.

- B. **6101-6117 W. Melrose Ave. / 713-735 N. Seward Ave.:** (Ann D’Amato) Melrose and Seward Creative Office Design. 5-story 74-ft tall commercial development with approx. 67,889 sq. ft. of new office space, retail spaces and open space. Zoning - Melrose C4-1XL; Zoning - Seward CM-1VL.

Long-time Los Angeles Owner/Developer David Simon described the project. Matt Nichols showed slides and described the project at the northwest corner of Seward and Melrose, which has other commercial buildings nearby. “Parking will be located underground with two service levels.” The Floor Area Ratio would be 1.88-1. He described entitlements. They are “seeking to re-zone the site” to “make it consistent” with nearby zoning. He noted the project’s “sustainability” and “safety.” Mr. Farha

requested the representatives to return to the Committee to more fully present when there would be more time. No Motion was made or vote taken.

- C. **609 S. Mansfield Ave.:** (Simon Park) Demolition Pre-inspection Application No. 21019-30000-00094. Zoning R1-R3-RG (La Brea Hancock).

**MOTION** (by Ms. Roberts, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the Demolition Pre-inspection Application for the project located at 609 S. Mansfield Ave. pending their appearance at the LUC meeting and neighborhood outreach.

**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, DeVore, Farha, Gilman, Herman, O’Connell and Roberts); zero opposed (“No” or “Nay”); zero abstained.

**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. **834 N. June St.:** (Robert Tavasci) Demolition Pre-inspection Application No. 20019-1000001475. Zoning RD1.5-XL.
- D. **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.
- E. **975-987 S. Manhattan Pl.:** (Kevin Read) Zoning R4-1.
- F. **859 N. Highland Ave.:** (Mary Rosas, Diana Rodriguez) Starbucks at Highland and Willoughby - Variance Request. Zoning [Q]C2-1VL-SN.

No Motion was made or vote taken on above Item #s VII. A. - F.

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

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

- A. **5401-5405 W. Wilshire Blvd. / 671 S. Cloverdale Ave.:** (Discussion and Possible Action) Cultural Heritage Commission determined that the application for this address merits further review. The Commission will visit the site on March 25, 2021. Zoning [Q]C4-2-CDO (Mid City West NC).

Ms. Baker, before she recused from this Item, said “it is an ambitious project . . . 40 stories . . . 300 residential units.”

*Madison Baker recused from voting (self-declared as/was declared ineligible to participate in or vote on this Item due to a possible or known conflict of interest [because she used to work for the developer of the project]) and was muted at this time, making seven Committee Members present and eligible to vote on funding Motions (the GWNC Committee quorum was six). Recusing is not the same as abstaining from voting, which is declining to vote “yes” or “no.”*

Steven Luftman, “speaking on behalf of the Art Deco Society of Los Angeles (ADS),” Margot Gerber, ADS President, and Andrew Goodrich showed slides and described the building history and the project at the northwest corner of Cloverdale and Wilshire. The building was constructed in 1936 and is representative of Streamline Moderne style.

**MOTION** (by Ms. Carroll, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Historic Cultural Monument application for the Sontag Building located at 5401-5405 W Wilshire Blvd. and 671 S. Cloverdale Ave. as presented on February 23, 2021.

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

*Madison Baker’s recusal ended and she was unmuted at this time, making eight Committee Members present online and eligible to vote (the GWNC Committee quorum was six).*

- B. 728 S. Hudson St., 4721 W. 8th St., 723 S. Rimpau Blvd.:** Demolish existing structure and construct 12 Condominium dwellings. 3-stories, 30 parking spaces (all underground) 41 ft in height. ZA-2021-417-SPP-DRE-F, VTT-83306-CN, ENV-2021418-EAF. Park Mile.
- C. 320 S. Irving Blvd.:** Interior remodel 347 sq. ft. 2nd Floor addition and 277 sq. ft. attic conversion in accordance with HPOZ requirements and approval. Gabi Sun, Owner. DIR-2021-1033-COK, ENV-2021-1034-CB. Zoning RE11-1-HPOZ (Windsor Sq).
- D. 450 N. McCadden Pl.:** Letter of Determination - Project is exempt from CEQA and approved for side-yard setback. Joanne Koo, Bon Sung Koo. ZA-2020-573-ZAA, ENV-2020-574-CE. Zoning RE11-1-HPOZ (Hancock Park).

No Motion was made or vote taken on above Item #s VIII. B., C. or D.

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

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

*[This Agenda Item was addressed after Item #IX. C.]*

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

**MOTION** (by Ms. Roberts, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the proposed language changes dated February 2021 to the Submission & Presentation Guidelines for applicants to the GWNC Land Use Committee.

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

- B. **SB 9:** (Discussion and Possible Action) (Jill Stewart) An act to amend Section 66452.6 of, and to add Sections 65852.21 and 66411.7 to, the Government Code, relating to land use.

The Planning and Zoning Law provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions.

This bill, among other things, would require a proposed housing development containing 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, but not limited to, that the proposed housing development would not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls, except as provided, and that the development is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district.

The bill would set forth what a local agency can and cannot require in approving the construction of 2 residential units, including, but not limited to, authorizing a city or county to impose objective zoning standards, objective subdivision standards, and objective design standards, as defined, unless those standards would have the effect of physically precluding the construction of up to 2 units, prohibiting the imposition of setback requirements under certain circumstances, and setting maximum setback requirements under all other circumstances.

The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps, and the modification of those maps. Under the Subdivision Map Act, an approved or conditionally approved tentative map expires 24 months after its approval or conditional approval or after any additional period of time as prescribed by local ordinance, not to exceed an additional 12 months, except as provided. NOTE: See the Link below for the full text (the above is not the complete bill)

[https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202120220SB9](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB9)

[The above Item #IX. B. paragraphs are copied from the Agenda.]

Ms. Stewart, opposing the proposed legislation, showed slides and presented.

Zennon Ulyate-Crow, supporting the proposed legislation, showed slides and presented.

Ms. DeVore and Ms. Roberts believed the legislation would cause too much density, remove local control, and do not address affordability.

**MOTION** (by Ms. Roberts, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support writing a CIS supporting the Resolutions dated Dec 15, 2020 put forth by Councilmember Koretz opposing SB9 and SB10.

*Committee Members Dick Herman and Susan O’Connell had left by this time, making six Committee Members present (the Committee quorum was five).*

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

C. **SB 10:** (Discussion and Possible Action) (Jill Stewart) An act to add Section 65913.5 to the Government Code, relating to land use.

The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Existing law requires an attached housing development to be a permitted use, not subject to a conditional use permit, on any parcel zoned for multifamily housing if at least certain percentages of the units are available at affordable housing costs to very low income, lower income, and moderate-income households for at least 30 years and if the project meets specified conditions relating to location and being subject to a discretionary decision other than a conditional use permit. Existing law provides for various incentives intended to facilitate and expedite the construction of affordable housing.

This bill would, notwithstanding any local restrictions on adopting zoning ordinances, authorize a local government to pass an ordinance to zone any parcel for up to 10 units of residential density per parcel, at a height specified in the ordinance, if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site, as those terms are defined. In this regard, the bill would require the Department of Housing and Community Development, in consultation with the Office of Planning and Research, to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, 2022, based on specified criteria. The bill would specify that an ordinance adopted under these provisions is not a project for purposes of the California Environmental Quality Act. The bill would prohibit a residential or mixed-use residential project consisting of 10 or more units that is located on a parcel rezoned pursuant to these provisions from being approved ministerially or by right. NOTE: See the Link below for the full text (the above is not the complete bill)  
[https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202120220SB10](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB10)

[The Item #IX. C. paragraphs are copied from the Agenda.] See above Item #IX. B.

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

This Item was not addressed.

E. 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.

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 Item #IX. C. paragraphs are copied from the Agenda.] This Item was not addressed.

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

- A. Next GWNC Land Use Committee Meeting will be held at 6:30pm on Tuesday, March 23, 2021, via Zoom.

There were no comments or announcements.

**XI. ADJOURNMENT**

The Meeting was **ADJOURNED** at 9:53 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 Land Use Committee Meeting Minutes page is <http://greaterwilshire.org/land-use-committee-agendas-minutes>.