



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, March 23, 2021
Approved April 27, 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> 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 6:34 p.m.

B. Roll Call (Cathy Roberts)

The Secretary called the roll. Seven of the 10 Committee Members were present online at the Roll Call: Madison Baker, Rory Cunningham, Jennifer DeVore, Philip Farha (Chair), John Gresham, Susan O’Connell and Cathy Roberts (Secretary). Patricia Carroll and Karen Gilman arrived later. Dick Herman 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 28 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 reported on City Council legislation proposed to increase the land use project appeal fee to \$16,097. The item is covered late in the agenda.

Committee Member Patti Carroll arrived at this time (6:38), making eight Committee Members present online (the Committee quorum was six).

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of February 23, 2021 Minutes.

MOTION (by Ms. Roberts, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its February 23, 2021 Meeting as written.

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

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

Representatives for the 505 N. St. Andrews Pl. project will present plans at the April 2021 meeting.

V. OLD BUSINESS (Discussion and Possible Action)

None at this time.

VI. NEW BUSINESS (Discussion and Possible Action)

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

A. Mid City Neighborhood Greenway: (Discussion and Possible Action) (Babak Dorji) The Mid City Neighborhood Greenways will connect Central L.A. neighborhoods with calmer local streets. These streets are on the Mobility Plan 2035 Neighborhood Enhanced Network, which serves as a system of low-volume streets that are slower moving and can be more comfortable alternatives to arterials for people walking and biking.

Mr. Dorji, an LADOT Transportation Planner, showed slides and presented. “It’s mostly in the Mid City West neighborhood.” The project involves one small area of the GWNC. He described expected traffic impacts and that the project is aim is to slow traffic and reduce cut through traffic. More information is available at LADOT.active@LACity.org. Planner Charlie Ho explained right-turn-on-red reasoning and stated that “we’re definitely not changing Willoughby to a one-way street.”

Committee Member Karen Gilman arrived by 7:00, making nine Committee Members present online (the Committee quorum was six).

MOTION (by Mr. Farha, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Mid City Neighborhood Greenway project as presented March 23, 2021, subject to approval of the final design.

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, Gresham, O’Connell and Roberts); zero opposed; zero abstained.

B. 838 N. Mansfield Ave: (Discussion and Possible Action) (Philip Farha) Action to retract GWNC support for the variance. Zoning R2-1XL.

Mr. Farha explained that the supported Variance included “a change in the street and the sidewalk” that was not originally known to the Committee. A slide was shown of the “S-curve” sidewalk, which he believed to be dangerous. He said “the neighbors were furious.” CD5 said that “it was completely legally done.”

MOTION (by Mr. Farha, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the retraction of previous GWNC Board support of a variance for the project located at 838 N. Mansfield Ave.

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

- C. **6415 Melrose Ave:** (Discussion and Possible Action) (Josh Navarrette) Demolition Pre-inspection Application No. 2019-20000-00370/B21VN01176. Zoning R2-1XL. (Note: received notice in mail 3-12-2021).

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 the project located at 6415 Melrose Ave. pending their appearance at the LUC meeting and neighborhood outreach.

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, Gresham, O’Connell and Roberts); zero opposed; zero abstained.

- D. **Citywide Sign Ordinance:** (Discussion and Possible Action) (Patrick Frank) Restrict new digital billboards to Regional Commercial Corridors; digital ad screens on proposed new bus shelters.

See https://drive.google.com/drive/folders/12qbWvFlpzfi7mfd5P_M8W1PDm3Yw4hoR. Mr. Farha noted that “the GWNC is on record opposing digital billboards.” Mr. Frank recommended that the GWNC “update its Community Impact Statement.” He showed slides and explained the two Ordinance versions being considered by the City. Resident Caroline Moser showed slides of a digital sign that she photographed from seven miles away. Mr. Frank noted that the “the community and the street improvements have not happened” that that sign owner agreed to do. Resident Liz Fuller reported that she lived near a digital billboard that “lit up” a second-floor room “like a flashlight.” Resident Jane Usher believed that “most of the signs that sign owners are willing to trade are valueless.” Resident Sarita Singh reported that her neighborhood is “greatly, vehemently opposed” to digital billboards. Resident Cinzia Zanetti believed that digital billboards are “aggressive and they’re an assault on our community.”

MOTION (by Ms. Roberts, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support writing a CIS to reaffirm our previous position opposing digital signs, support for the City Planning Commission's Version B PLUS proposal to Council File 11-1705, and objection to any digital signs on public property and/or Tier 3 commercial zones. In addition, we oppose the PLUM Committee proposal and any digital signs in the GWNC.

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, Gresham, O’Connell and Roberts); zero opposed; zero abstained.

Mr. Frank offered to present at the GWNC Board Meeting.

- E. **GWNC Town Hall on TOC projects:** (Discussion and Possible Action) Discuss the feasibility of holding a Town Hall on the TOC program. <https://planning.lacity.org/plans-policies/transit-oriented-communities-incentive-program>.

Mr. Farha explained the value.

MOTION (by Ms. Roberts, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board hold a Town Hall on the Transit-Oriented Community (TOC) and Transit Oriented Development (TOD) programs.

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, Gresham, O’Connell and Roberts); zero opposed; zero abstained.

- F. **Precedent References:** (Discussion and Possible Action) Discuss the advisability of developing architectural precedent references for new development projects.

There was extensive discussion. Ms. Roberts noted that the City Planning Department published “Citywide Design Guidelines” [<https://drive.google.com/drive/folders/1-h29ItS2CTwXZotd-ajV6FJzpsuhlZlh>] in 2019. No Motion was made or vote taken.

VII. REQUESTS FOR POSSIBLE FUTURE AGENDA ITEMS (Discussion and Possible Action)

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

- A. **505 N. St. Andrews Place:** (Sue Steinberg) Proposed 22-unit 4-story apartment building utilizing two additional side setback reduction incentives. DIR-2021-1926-TOC-WDI-HCA, ENV-2021-1927-EAF. Zoning R3-1.
- B. **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.

- C. **617 N. Rossmore Ave.:** (Bruce Miller) Demolition Pre-inspection Application No. 20019-10000-03270 & 20019-10000-0327. Zoning R4-2.
- D. **834 N. June St.:** (Robert Tavasci) Demolition Pre-inspection Application No. 20019-1000001475. Zoning RD1.5-XL.
- E. **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.
- F. **975-987 S. Manhattan Pl.:** (Kevin Read) Zoning R4-1.
- G. **859 N. Highland Ave.:** (Mary Rosas, Diana Rodriguez) Starbucks at Highland and Willoughby - Variance Request. Zoning [Q]C2-1VL-SN.
- H. **410 N Rossmore Ave.:** (Richard Loring, DOMOS) Co-living project. Renovation and addition to the property. Zoning R4-2.

VIII. PROJECTS COVERED BY OTHER BOARDS (for Information Only)

- A. **408 S. Highland Ave:** (Discussion and Possible Action) (Anthony Eckelberry) Demolition Pre-inspection Application No. 21019-10000-00631. HPOZ - Hancock Park.

VIII. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION

[There were two #VIII Items on the Agenda.]

- A. **Council File No. 09-0969-S3:** (Discussion and Possible Action) Fee Increase to appeal a development decision.

Jane Usher, who has long experience working with the City, believed that “the \$16,000 fee puts the appeal opportunity out of reach.” She added that, if a person or entity does not appeal, known by the City as “exhaust your administrative remedy,” no legal action can be pursued by the person or entity. There was discussion that, at this time, the best action may be for the Board and individuals to write letters to City Council staff.

MOTION (by Mr. Gresham, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support writing a CIS to oppose Council File 09-0969-S3 and, due to the April 6 deadline for public comment, that the LUC draft a letter to oppose the Council File if a special meeting is not held to approve the motion.

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, Gresham, O’Connell and Roberts); zero opposed; zero abstained.

- B. **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.

On March 25, 2021, the Los Angeles City Planning Commission (CPC) will consider the proposed Processes and Procedures Ordinance, which comprehensively updates the

administrative provisions of the Zoning Code. The proposed Ordinance builds upon previous drafts and reflects feedback received since the beginning of this initiative. A copy of the Staff Recommendation Report, which includes the updated 2021 version of the proposed Ordinance, can be found at [https://planning.lacity.org/odocument/88d0a037-7e1b-4ae0-ac39-a728ed7d730f/CPC-2016-3 182_\(2\).pdf](https://planning.lacity.org/odocument/88d0a037-7e1b-4ae0-ac39-a728ed7d730f/CPC-2016-3 182_(2).pdf).

This is one of many steps in the adoption process for this revised version of the proposed Ordinance, and several key steps remain. After consideration and recommendation by CPC, the proposed Ordinance will be considered by the City Council's Planning and Land Use Management Committee and then the full City Council.

The Commission meeting will begin at 8:30 a.m. and be conducted via teleconference. The meeting agenda is available at <https://planning.lacity.org/dcpapi/meetings/document/69219>, and includes instructions on how to attend virtually and submit comments. Please note that the Processes and Procedures Ordinance is currently listed as the last item on the agenda.

Further information can also be found on the Code Amendments page on City Planning's website at <https://planning.lacity.org/zoning/code-amendments>. Should you have any questions, contact Bonnie Kim at bonnie.kim@lacity.org or 213-978-1330. For media inquiries, please contact planning.media@lacity.org.

[The above five paragraphs all were on the Agenda.] Ms. Roberts noted that the above was only for information.

IX. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

- A. Next GWNC Land Use Committee Meeting will be held at 6:30 pm on Tuesday, April 27, 2021, via Zoom.

Mr. Farha noted the above.

X. ADJOURNMENT

Mr. Farha **ADJOURNED** the Meeting with no opposition at 9:00 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>.