



Greater Wilshire Neighborhood Council (“GWNC”)  
Land Use Committee Meeting Minutes, Tuesday, April 27, 2021  
Approved May 25, 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 6:35 p.m.

B. Roll Call (Cathy Roberts)

The Secretary called the roll. Nine of the 10 Committee Members were present online at the Roll Call: Patricia Carroll, Rory Cunningham, Jennifer DeVore, Philip Farha (Chair), Karen Gilman, John Gresham, Dick Herman, Susan O’Connell and Cathy Roberts (Secretary). Madison Baker 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](http://www.GreaterWilshire.org)]. Also attended: at least 16 Stakeholders and guests.

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

Stakeholder Tommy Atlee stated that “more housing needs to be added to our area.”

**III. CHAIRPERSON’S REPORT**

A. GWNC Monthly Land Use Update.

Mr. Farha discussed LUC membership. He noted that “most of all we’re a forum for discussion.”

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

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

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

**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, Gresham, O’Connell and Roberts); zero opposed; one abstained (Herman).

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

Ms. Roberts said that the 5001 W. Wilshire Blvd. at Highland project team is currently making presentations to the four adjacent neighborhoods to the project site.

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

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

A. **930 S. Mansfield Ave.:** (Discussion and Possible Action) (Edward Solis, Christopher Pak)

Nela Homes plans to build a new 4-story multifamily residential building with a subterranean level on a site where the previous structure has already been demolished. Zoning R3-1 - Area 11 Sycamore Square.

Archeon Group Architect Mr. Pak explained some history and description of the “by right project” for which they are “not seeking any incentives.” It is “19 units” including two low-income. He agreed to return with a visual presentation. They “are in the process of getting a Building Permit.” Ms. Roberts noted that “they have sent excavation notices” to neighbors, which the architects said the City required because of the planned subterranean parking garage.

**MOTION** (by Ms. O’Connell, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the new construction project located at 930 S. Mansfield Ave pending their appearance at the LUC meeting and neighborhood outreach.

**DISCUSSION:** There was discussion regarding that no presentation was made and no visuals provided at this time.

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

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

A. **505-509 N. St. Andrews Pl.:** (Discussion and Possible Action) (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 - Area 9 Oakwood/Maplewood/St Andrews.

Also present were Dovid Feld of Feld Architects and Owner/Developer Vladimir Beron. Ms. Steinberg presented slides and reported that they “mailed out about 754 notices . . . no one expressed any concerns about the project.” Mr. Feld said they are “within the 45-foot height limit . . . approximately 25,000 square feet . . . one . . . [parking space] per unit,” including four electric vehicle (EV) charging spaces and bicycle spaces. There would be eight three-bedroom and 14 two-bedroom apartments. He showed a Site Survey, Site Plan, Floor Plan and Elevations. He said “we’ll be providing common open space . . . throughout the project.” There would be two “extremely low-income” units, a gym and “we are adding seven trees.” They are “using simple [articulation] language . . . white and gray stucco . . . glass balconies,” but there would be no balconies on the north side “to preserve some privacy for the neighbors next door.”

Ms. Gilman urged that all project documents show “N.” for “North” on St. Andrews Pl. Mr. Feld noted that they are requesting a 5’-2” setback instead of seven feet. Mr. Farha noted the Committee’s previous concerns about white stucco designs. Mr. Beron plans to continue owning the building and said he “wants to bring back families to the neighborhood.” Mr. Gresham liked the design. Neighbor Bhindu Varghese was concerned that the building access would be on St. Andrews and not on Maplewood; that the white and gray would not blend in with the neighborhood, and that items stored on the glass balconies would be visible from the street. Mr. Feld reported that the City requested that the building access be on St. Andrews, not Maplewood.

Stakeholder Marisa Levin believed that the design does not fit in with the “surrounding architecture”; Ms. Varghese agreed. Ms. O’Connell asked the presenters to “re-think the colors” and to have the balconies be opaque, not glass, with which Mr. Cunningham agreed. Mr. Feld acknowledged that “this is a modern structure.”

**MOTION** (by Ms. O’Connell, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the new construction project located at 505-509 N. St. Andrews Pl. as presented on April 27, 2021 pending design revisions to stucco colors and balcony materials.

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

- B. 6101-6117 W. Melrose Ave & 713-735 N. Seward St.:** (Discussion and Possible Action) (David Simon, 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. APCC-2021-2908-ZC-HD-ZAD-SPR. Zoning - Melrose C4-1XL; Zoning- Seward CM-1VL - Area 8 Melrose.

Architect Ben Toam described the project at the northwest corner of Melrose and Seward, noting that “the vast majority of our parking is below grade.” Architect Matt Nichols said “this is discretionary” and described requested entitlements. “The whole site is commercial zoned”; they will “bring it into compliance . . . with the General Plan.” Concern was expressed about how the project would affect the nearby John C. Fremont Library. Nearby neighbor Christopher Hauck noted that “there’s no building in this neighborhood that’s that height”; they’re “single-family one-story or two-story.” He also was concerned about noise. Mr. Simon noted the planned setback and indicated that landscaping would be on and around the building. Neighbor Lewis Allen believed the project to be “overscaled” and “a huge change for the neighborhood.” Mr. Farha urged more developer outreach to the neighborhood, to which Mr. Simon agreed. Ms. D’Amato said that the City Council was very supportive of the project.

No Motion was made or vote taken.

- C. 432 N. Irving Blvd.:** (Discussion and Possible Action) (Daniel Ziese) Demolition Pre-inspection Application No, 21019-10000-00962. Note: the property has already been

demolished with new construction set to begin soon. Zoning R1R3-RG - Area 7 Larchmont Heights.

Mr. Farha noted that “the property was already demolished.” No Motion was made or vote taken.

- D. **933 S. Gramercy Pl.:** (Discussion and Possible Action) (Oren Dothan) Demolition Pre-inspection Application No. 21019-10000-00964 Zoning R3-1 - Area 3 Country Club Park.

**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 933 S. Gramercy Pl. pending their appearance at the LUC meeting and neighborhood outreach.

*Ms. DeVore had left by this time (9:00), making eight Committee Members present online (the Committee quorum was six).*

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

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

- A. **7000 W. Melrose Ave.:** (Daniel Faraset) Zoning C2-1XL.
- 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.

There were no additional requests at this time.

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

- A. None at this time

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

- A. None at this time

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

- A. Submittal of names interested in becoming LUC members: Brian Curran, Jane Usher, David Trainor, Marissa Levin, and any new Board members or stakeholders that express interest following the meeting

Ms. Usher expressed appreciation for Committee Members' and others' comments and knowledge and offered to remove her name from consideration so that new voices could join the Committee. There was discussion of Committee composition; what to present for Board consideration; and the Committee's role. Members will contact Ms. Roberts to confirm whether or not they want to continue as Members. Ms. DeVore offered to step down to make room for a new Member. Mr. Atlee put his name forth for Membership consideration. GWNC Administrator Shirlee Fuqua announced that she will be retiring.

- B. GWNC Town Hall on TOC/TOD: Discuss committee formation to begin planning the Town Hall.

Ms. Usher, Mr. Gresham, Ms. Levin, and Mr. Atlee agreed to work on this.

- C. Next GWNC Land Use Committee Meeting will be held at 6:30 pm on Tuesday, May 25, 2021, via Zoom.

Mr. Farha noted the above.

## **XI. ADJOURNMENT**

**MOTION** (by Ms. Roberts): to **ADJOURN** the Meeting.

**MOTION PASSED** unanimously; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 9:51 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>.