



Greater Wilshire Neighborhood Council (“GWNC”)  
Land Use Committee Meeting Minutes, Tuesday, May 25, 2021  
Approved July 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. Secretary Cathy Roberts called the meeting to order at 6:32 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, Jennifer DeVore, Karen Gilman, John Gresham, Dick Herman, Susan O’Connell and Cathy Roberts (Secretary). Patricia Carroll, Rory Cunningham and Philip Farha (Chair) arrived later. No Committee Member 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: approximately 66 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  
See Item number X. A.

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

- A. Review and Adoption of April 27, 2021 Minutes.

**MOTION** (by Ms. DeVore, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its April 27, 2021 Meeting as written.

*Committee Member Patti Carroll arrived at this time (6:35), 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”) (Baker, Carroll, DeVore, Gilman, Gresham, Herman, O’Connell and Roberts); zero opposed; zero abstained.

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

Ms. Roberts noted and will request that representatives of the project at 242-244 N Larchmont, the former Café Parisien, present to the Committee.

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

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

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.

Copies were shown online of project document(s). Ms. Steinberg reminded that the project was presented at the last Committee Meeting. Architect Dovid Feld: “There is no rooftop open space.” Color changed from white to gray. Two units would be designated as “affordable housing.”

*Committee Member Philip Farha arrived at this time (6:42), making nine Committee Members present online (the Committee quorum was six).*

Stakeholder David Trainor thought that the developer “did a good job” implementing the Committee’s recs. Stakeholder Jane Usher said that the Committee’s “jurisdiction is not limited.” Dick Herman thought “it looks kind of military; kind of uniform” and requested mitigation of that by using friendlier colors. Stakeholder Chris Shanley was concerned that there may not be enough parking. Mr. Feld said, “We are providing what [parking] is required; we just don’t have room to provide any more.” Owner Vladimir Beron said “It’s going to cost around \$100,000 per parking space” to build it underground. Mr. Shanley believed there is not enough infrastructure to support projects like this in such areas.

**MOTION** (by Mr. Herman, seconded by Ms. Baker): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the new construction project located at 505-509 N. St. Andrews Pl. as presented May 25, 2021.

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

B. **410 N. Rossmore Ave.:** (Richard Loring, DOMOS) Co-living project. Renovation and addition to the property. Zoning R4-2.

Copies were shown online of project document(s). Mr. Farha noted that “this project has been before the LUC three times.” Mr. Loring, who lives in the building, said that when DOMOS bought the building 56 of the 78 units were occupied and 40 tenants took the buyout which is a combination of cash and free rent – the average buyout is” valued somewhere between \$52,000 and \$64,000; whereas the average in CD4 is \$21,000.” He

said some tenants are coming back and will be able to choose their units. He said that people have been treated very well.

Mr Loring said, “we’re adding five stories onto a five-story building. The renovated building will have 87 units (54 single and one bedroom apartments and 33 new co-living units)” The project includes a seismic upgrade, ADA and life/safety upgrades, air conditioning and the addition of washer/dryers and Wi-Fi.

*Committee Member Rory Cunningham arrived around this time (7:45), making 10 Committee Members present online (the Committee quorum was six).*

Architect Lorcan O’Herlihy said he has done many projects in L.A. since the 1990’s. The original building was planned to be taller than 5 stories – the first four stories of the existing building were built in 1930; the fifth floor was added soon after 1945. “We are adhering to Secretary of Interior standards for historic preservation even though this building has no historical landmarking.” He showed slides and described the adaptive re-use project with proposed “step-back massing. for the new part of the structure.” Multi-story buildings are on either side. This TOC project includes one level of subterranean parking with 51 spaces.

Mr Loring said, “we’ll be offering 12-month leases.” The units “absolutely will” be subject to rent control; “we’re tripling the number of rent-controlled units on this property.” “Our co-living units are 4-5 individually-rented bedrooms arranged around a common kitchen and living room area configuration . . . they will have four or five people.” “We’re providing very little parking”; demographics indicate that co-living inhabitants typically use other forms of transportation. “We just submitted our plans” to the City; no traffic study has yet been done.

DOMOS representative Daniel Alexander said rents would be attainable housing per the County definition and “let’s be clear: this is a market-rate project.”

- Building resident Cinzia Zanetti believed the project to be “preposterous, ill-conceived . . . it clearly violates all laws of proportion . . . it will add chaos and congestion . . . [and] violate the RSO law”; some units would be 109 square feet at \$1,700/mo.
- Building resident Joy Wingard claimed that “this is a completely illegal project . . . it is a glorified hotel . . . \$2,000 for 120 square feet is not ‘affordable’.”
- Next-door neighbor Alex Schwartz Rudolph believed the presentation is “smoke and mirrors . . . a money-grab . . . the noise level in this neighborhood is already” high.
- Nearby neighbor Susan Levin said all street parking is already used and related that a nearby co-housing building has severe partying noise and drug use problems; “it’s a nightmare.”
- Nearby neighbor BJ Schwartz said the nearby co-housing building is a “nightmare” and that parking is a problem.
- Neighbor Tricia Meyer said there already is “absolutely no parking, specially on street cleaning day . . . it is insane, the congestion.” She reported speeding drivers and pedestrian safety concern.
- Stakeholder Jane Usher is opposed to the project.
- Neighbor Hideaki Harada said that parking is already an issue and will get worse.

- Steve Williams, a resident near a Venice co-housing project, reported that parking is much more difficult. “The City apparently doesn’t care . . . [about] co-housing folks breaking the rules.”
- Neighbor Chris Shanley believed the project does not conform to the Wilshire Community Plan [<https://planning.lacity.org/plans-policies/community-plan-area/wilshire>].
- Several more stakeholders were queued up to speak, but due to time constraints, the Chair closed public comment

Mr. Alexander reported that typical apartments are 30%-35% sharing; “these are just everyday working people.” He offered to send co-housing information to the Committee. Mr. Alexander pointed out that “you’re getting a furnished unit with amenities.”

Mr. Loring said returnees’ units would be “at least as large or larger . . . [and] will have dishwashers, code-compliant elevators, sprinkler systems,” ADA-compliance and more.

Mr. Cunningham said this project will not provide more affordable housing or adequate parking.

**MOTION** (by Mr. Gresham, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project located at 410 N Rossmore Ave. as presented on May 25, 2021.

**MOTION PASSED** by a roll call vote of the 10 eligible voters present online with six in favor (“Yes” or “Aye”) (Carroll, Cunningham, DeVore, Gilman, Gresham and O’Connell); four opposed (“No” or “Nay”) (Baker, Farha, Herman and Roberts); zero abstained.

- C. **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.

Ms. Roberts said this was withdrawn from the Agenda; the developer “will be ready for the June Agenda.”

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

- A. None at this time

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

- A. **7000 W. Melrose Ave.:** (Matthew Hayden, 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. **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
- I. **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 - Area 7 - Larchmont

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

- A. **951 S. Wilton Pl.:** (Sean Mo) Certificate of compatibility for a new 8-unit 4-story apartment building and the demolition of a non-contributing residential element. ENV-2021-3290-EAF; DIR-2021-3289-CCMP-HCA. Zoning - HPOZ - Wilshire Park (Area 13)

Mr. Gresham reported that the HPOZ Board voted not to review the above project. As such he requested the project be heard by the LUC.

- B. **285 S. Muirfield Rd.:** (Carlos Zevallos) New 2-story addition to (E) SFD with deck and new 2nd story addition to (E) garage to create a recreation room. ENV-2021-2825-CE; DIR-2021-2824-COA. Zoning - HPOZ - Hancock Park (Area 5)

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

- A. **None at this time**

**X. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS** (Discussion and Possible Action)

- A. **GWNC Town Hall on TOC/TOD:** Discuss committee progress and possible dates

Mr. Farha announced that the Town Hall will be June 23rd at 6:00 p.m.. Ms. Usher warned that many GWNC-area properties are deemed eligible for TOC development. No Motion was made or vote taken.

- B. **LUC Committee Membership:**

- i. Discuss slate of candidates

Mr. Farha believed 11 to be the optimal number of Committee Members.

- ii. Affirmation of Intent to rejoin or remain on Committee for current/previous Committee Members.

The above was discussed. Ms. DeVore agreed to resign to make way for a new Committee Member (David Trainer).

- iii. Self-introduction and/or review of individuals interested in serving on Committee

Stakeholders Daniela Prowizor-Lacayo and Jane Usher indicated their interest.

- iv. Nomination and Selection of Committee members

Mr. Farha **NOMINATED** Daniela Prowizor-Lacayo, seconded by Ms. Roberts, to be a Member of the Land Use Committee. The nomination **PASSED** with no opposition.

Ms. Gilman **NOMINATED** Jane Usher, seconded by Ms. O’Connell, to be a Member of the Land Use Committee. The nomination **PASSED** with no opposition.

- v. Recommendation of Committee roster to GWNC Board

- a. **Potential Motion:** That the Greater Wilshire Neighborhood Council Land Use Committee recommend that the GWNC Board appoint stakeholders\_\_\_; and appoint GWNC Board Directors and Alternates \_\_ to be the Members of the GWNC Land Use Committee.

**MOTION** (by Ms. Roberts, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board appoint stakeholders Madison Baker, Rory Cunningham, Karen Gilman, Dick Herman, Susan O’Connell, Daniela Prowizor-Lacayo, and Jane Usher; and appoint GWNC Board Directors and Alternates Patti Carroll, Philip Farha, John Gresham, Cathy Roberts, David Trainer, and Bindhu Varghese to be the members of the GWNC Land Use Committee.

*John Gresham had left by this time, making nine Committee Members present online (the Committee quorum was six).*

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

### **C. LUC Committee Leadership:**

- i. LUC Chairperson

- a. Reaffirm Board Vote (5/12/2021) of Philip Farha as Land Use Committee Chair.

It was agreed that there was no need to vote.

- ii. LUC Secretary

- a. Nominations and Motion or Election

Ms. Roberts agreed to continue for now as Secretary.

D. **Next GWNC Land Use Committee Meeting** will be held at 6:30 pm on Tuesday, June 22, 2021, via Zoom.

The above was noted.

## **XI. ADJOURNMENT**

Mr. Farha declared and the Committee agreed to **ADJOURN** the Meeting at 9:41 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>.