



Greater Wilshire Neighborhood Council (“GWNC”)  
Land Use Committee Meeting Minutes, Tuesday, June 22, 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>.

**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)

Secretary Roberts called the roll. Ten of the 13 Committee Members were present online at the Roll Call: Madison Baker, Patricia Carroll, Philip Farha (Chair), Karen Gilman, John Gresham, Daniela Prowizor-Lacayo, Cathy Roberts (Secretary), David Trainer, Jane Usher and Bhindu Varghese. Rory Cunningham and Susan O’Connell 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 13 filled Committee Seats, or seven 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 22 Stakeholders and guests.

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

Resident Sarita Singh, regarding 410 N. Rossmore, believed that not enough time was given at the last Board Meeting for neighbors to speak, and she wanted to know “what happens next.” Mr. Farha, Ms. Roberts, Ms. Usher and Mr. Gresham provided information.

**III. CHAIRPERSON’S REPORT**

A. GWNC Monthly Land Use Update

Mr. Farha noted that the Board hasn’t yet ratified the Committee’s membership.

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

A. Review and Adoption of May 25, 2021 Minutes

Deferred to the next meeting.

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

Ms. Roberts indicated that there was no review at this time.

*Committee Member Susan O’Connell arrived at this time (6:43), making 11 Committee Members present online (the Committee quorum was seven).*

**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) (Paul Woo, Jay Jang, 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 - Sycamore Square (Area 11).

Paul Woo, of Archeon Group, showed slides and described the TOC by right project. He said they only are asking for “base incentives.” The height is 45 feet. He said “this is considered a discretionary project” so they did not have a case number; “we only get a case number if we’re asking for additional incentives.” Stakeholder Liz Fuller agreed, noting that this kind of situation is likely to increase. It was noted that other buildings on that block are two-story Spanish-style. Mr. Woo said the setback from the sidewalk is 15 feet.

Next-door neighbor Andy Fiedler believed the project to be too big and that it would cause parking congestion and construction dust and noise. Christina Fiedler said there is “a pretty stark difference” between the project’s height and design and surrounding homes. Ms. Prowizor-Lacayo detailed design differences between the project and surrounding homes. Ms. Usher urged neighbors that “you must work with the [City] Council office . . . you must attend any hearings” and neighbors have the option to file a lawsuit.

**MOTION** (by Ms. Roberts, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the new construction project located at 930 S. Mansfield Ave. as presented on June 22, 2021 pending design changes and neighborhood outreach.

*Committee Member Rory Cunningham arrived by this time, making 12 Committee Members present online (the Committee quorum was seven).*

**MOTION PASSED** unanimously by a roll call vote of the 12 eligible voters present online with all 12 in favor (“Yes” or “Aye”) (Baker, Carroll, Cunningham, Farha, Gilman, Gresham, O’Connell, Prowizor-Lacayo, Roberts, Trainer, Usher and Varghese); zero opposed; zero abstained.

- B. **933 S. Gramercy Pl.:** (Discussion and Possible Action) Revise/amend motions from previous meetings.

Ms. Roberts reported that “the demolition notice arrived after the project was approved.” No Motion was made or vote take.

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

- 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).

Architect Mr. Mo showed slides of design documents, including neighborhood context. He described the by right (not a TOC) project, which was allowed to be larger. He said

the design was “inspired” by the Wilshire Park Plan Design Guidelines. He showed the landscape plan. Mr. Mo verified that there would be two units on each of the four floors. The top four units would be smaller than the bottom four units. There would be 12 parking spaces. The number of bedrooms may change; “we are waiting for [Planning’s] determination.” The homes that would be replaced are “non-contributing” to the HPOZ. Mr. Gresham indicated that Mr. Mo had “not communicated” with the neighbors or provided more information as requested by the HPOZ; “their support is awaiting [Mr. Mo’s] response on several issues.” Mr. Mo said that “all units are market rate.” Ms. O’Connell encouraged that the windows be Spanish and/or Mediterranean-style.

Mr. Gresham recommended that no Motion be made. No Motion was made or vote taken.

- B. 242-244 N. Larchmont Blvd.:** (Dafne Gokcen) Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with a 1,874 sq ft restaurant with 38 interior seats and 12 seats on a 163 sq ft patio partially located on the public right-of-way, with hours of operation from 8:00 am - 12:00 am daily. Case No. ZA-2021-4313-CUB. Zoning [Q]C2-1D.

Project representative Ms. Gokcen showed slides and described the project. “This site’s been a restaurant . . . serving beer and wine since 1986.” It would be a café/restaurant called “The Great White . . . they would ultimately like to serve a full line of alcohol . . . [there are] 11 existing parking stalls in the rear . . . [they are] hoping to add bicycle” space. Owner Kelsey Champion described the restaurant’s food and alcohol service. Ms. Usher reminded that “the Permit runs with the land,” though “the Permit does not transfer if the operation transfers.” Ms. Gokcen said “the Permit is only for on-site sales”; they would stop patrons from taking alcohol off-site. Resident John Winther noted that no businesses in that immediate area have an alcohol sales license; he believed “it’s not appropriate” for that area. Ms. Usher noted that a restaurant in this area having a liquor license would be a precedent that could not be taken back. Ms. Champion said “we don’t intend to be open to 12 a.m. . . . by no means is it a bar or a party restaurant.” Resident Gary Gilbert and Ms. Usher recommended waiting to consider this. Ms. Gokcen said their Hearing date probably will be in September.

**MOTION** (by Ms. Carroll): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the CUP for the restaurant located at 242-244 N. Larchmont Blvd. as presented June 22, 2021, requesting for beer and wine only with closing hours to be 10 p.m. and the CUP would run with the operator.

Ms. Carroll WITHDREW the Motion.

**MOTION** (by Ms. Usher, seconded by Ms. Carroll): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the CUP for the restaurant located at 242-244 N. Larchmont Blvd. as presented June 22, 2021 for a full line of alcohol and closing hours of midnight.

**MOTION PASSED** by a roll call vote of the 12 eligible voters present online with eight in favor (“Yes” or “Aye”) (Baker, Carroll, Cunningham, Gilman, Gresham, O’Connell, Prowizor-Lacayo and Usher); two opposed (“No” or “Nay”) (Farha and Varghese); two abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Roberts and Trainer)

- C. **506-508 N. Sycamore Ave.:** (Janet Chan) Demolition of one (1) duplex; subdivision of one (1) lot into five (5) lots for the construction, use, and maintenance of five (5) small lot homes on a 7,430 gross sq ft site. There are no protected trees on site and the proposed project would export up to 500 cubic yards of earth. Case No. VTT-82842-SL. CEQA No. ENV-2019-6972-CE. Zoning RD1.5-1XL - Melrose (Area 8).

Ms. Roberts noted that, in the past, the Committee has opposed the project. She was not able to reach a representative. Neighbor Sarah Koos explained that the developer would not work with neighbors regarding design suggestions; she said the City said they would take the suggestions “under advisement.” Mr. Farha said the developer had promised to talk with the neighbors. Neighbor Elana Golden wrote two letters of opposition; “all of us are going to lose our light . . . our privacy . . . our safety . . . we’re going to suffer . . . they did not reach out to us . . . we only found out about this four weeks ago.” Neighbor Ashley Tierney said that “things were said [by a project representative] that were not true about the project.” She said “we . . . submitted seven letters” of opposition.

**MOTION** (by Mr. Gresham, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board reassert and clarify its opposition to the small lot subdivision project located at 506-508 N. Sycamore Ave. and send a letter to the Planning Department and the Council Office.

**MOTION PASSED** by a roll call vote of the 12 eligible voters present online with 10 in favor (“Yes” or “Aye”) (Carroll, Cunningham, Farha, Gilman, Gresham, O’Connell, Prowizor-Lacayo, Roberts, Trainer and Usher); zero opposed; two abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Baker and Varghese)

- D. **807 N. Cherokee Ave.:** (Dan Bibawi) Demolition Pre-inspection Application No. B21WL01738/21019-30000-01473. Zoning RD1.5-1XL - Melrose (Area 8).

Ms. Roberts was unable to reach a representative.

**MOTION** (by Mr. Gresham, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the demolition project located at 807 N. Cherokee Ave. pending the applicant appearing at the Land Use Committee meeting and conducting neighborhood outreach.

**MOTION PASSED** unanimously by a roll call vote of the 12 eligible voters present online with all 12 in favor (“Yes” or “Aye”) (Baker, Carroll, Cunningham, Farha, Gilman, Gresham, O’Connell, Prowizor-Lacayo, Roberts, Trainer, Usher and Varghese); zero opposed; zero abstained.

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

- A. **7000 W. Melrose Ave.:** (Matthew Hayden, Daniel Faraset) Zoning C2-1XL.  
B. **5001 W. Wilshire Blvd.:** (Eric Shabsis, Jamie Poster, Kimberly Paperin).  
C. **5750-5766 W. Melrose Ave.:** (Matthew Nicols, Brandon Behrstock) Legalization of an existing non-conforming 672 sq ft outdoor patio, an existing 6-ft tall wood fence on top of a 42-inch tall concrete wall, and an existing 6-ft tall chain link fence along the eastern property line to encroach into the 10-ft tall building line along Melrose Ave (established

by Ordinance No 74,207) for an existing 2,200 sq ft restaurant. Case No. ZA-2019-2253-ZAA-WDI, CEQA No. ENV-2019-2254-CE.

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

The above was not addressed.

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

- A. **432 S. Arden Blvd.:** (Mary Pickhardt) Demolition Pre-inspection Application No. 21019-10000-01688. Zoning RE11-1-HPOZ - Windsor Square (Area 14).
- B. **821 S. Lorraine Blvd.:** (Cyrus Park) Demolition Pre-inspection Application No. 21019-20000-01763/B2iVN05281. Zoning [Q]R3-1-HPOZ - Windsor Village (Area 15).
- C. **629 N. Seward St.:** (Jessica Tien) Demolition Pre-inspection Application No. 21019-10000-01535. Zoning R1-1-HPOZ - Hancock Park (Area 5).

The above was not addressed.

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

- A. **Processes & Procedures Ordinance:** (Zoning Code/Reorganization of Administration Provisions, CF: 12- 0460-S4).

**MOTION** (by Mr. Gresham, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support writing a letter in response to the Processes & Procedures Ordinance (Council File: 12-0460-S4).

**DISCUSSION:** Mr. Farha believed the letter unfairly and inaccurately blames the City; Ms. Usher agreed.

Mr. Gresham and Ms. Gilman WITHDREW the Motion.

There was extensive discussion of City processes and power distribution, and the best tone with which to communicate with the City. Ms. Prowizor-Lacayo noted that focused, “bullet-point style” letters get the most government attention; emotional letters get less

attention. Mr. Trainer, Ms. Prowizor-Lacayo and Mr. Farha agreed to write a letter for the Committee's consideration.

**MOTION** (by Ms. Roberts, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support filing a CIS and/or submit the draft letter as presented in response to the Processes & Procedures Ordinance (Council File: 12-0460-S4)

**MOTION PASSED** by a roll call vote of the 12 eligible voters present online with 11 in favor ("Yes" or "Aye") (Carroll, Cunningham, Farha, Gilman, Gresham, O'Connell, Prowizor-Lacayo, Roberts, Trainer, Usher and Varghese); zero opposed; one abstained (the GWNC counts abstentions as neither "yes" votes nor "no" votes) (Baker)

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

**A. LUC Committee Leadership:**

i. LUC Secretary

a. Nominations and Motion or Election

Ms. Roberts will resign as Secretary as soon as a new Secretary is in place. Mr. Farha also will be resigning in approximately 3 months. No Motion was made or vote taken.

**B. Next GWNC Land Use Committee Meeting** will be held at 6:30 pm on Tuesday, July 27, 2021, via Zoom.

This Item was not addressed.

**XI. ADJOURNMENT**

**MOTION** (by Ms. O'Connell): to **ADJOURN** the Meeting.

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

The Meeting was **ADJOURNED** at 9:33 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>.