



Greater Wilshire Neighborhood Council (“GWNC”)  
Land Use Committee Meeting Minutes, Tuesday, July 27, 2021  
Approved August 24, 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 6:50 p.m.

B. Roll Call (Cathy Roberts)

The Secretary called the roll. Six of the 13 Committee Members were present online at the Roll Call, which is not a quorum: Rory Cunningham, Philip Farha (Chair), Karen Gilman, John Gresham, Daniela Prowizor-Lacayo and Cathy Roberts (Secretary). Patricia Carroll, Dick Herman and Susan O’Connell arrived later. Madison Baker, David Trainer, and Jane Usher 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 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 20 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 asked the Committee for volunteers to take over as Chair and as Secretary.

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

A. Review and Adoption of May 25, 2021 and June 22, 2021 Minutes.

*[This Agenda Item was addressed after Item #VI.]* The following correction to the June 22, 2021 Land Use Committee Minutes was requested: page three, Item #VI. A., the 951 Wilton project: Mr. Gresham noted that a home is contributing to the HPOZ; therefore, delete the sentence “The homes that would be replaced are “non-contributing” to the HPOZ.”

**MOTION** (by Ms. Roberts, seconded by Ms. Prowizor-Lacayo): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its May 25, 2021 Meeting as written and June 22, 2021 as changed.

*Committee Members Susan O’Connell at 6:58 and Dick Herman at 7:10 arrived online at this time, making eight Committee Members present online (the Committee quorum was seven). Now the Committee could take binding votes on Agendized Items.*

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

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

There were none at this time.

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

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

A. **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.

Project representative Veronica Soto reminded that she presented in February and April. She showed slides and indicated that they had not received any callbacks from any neighborhood organizations. Ms. Gilman said that the Larchmont Village Neighborhood Association “never received any communication” from the applicant. Mr. Gresham relayed that the Hancock Park Neighborhood Association indicated that no one had reached out to them; he urged doing that. Ms. Soto noted outreach challenges, including the COVID-19.pandemic. Debra Rosenbaum, South Hollywood HOA representative, said “we have not gotten anything from them.” Ms. Soto offered to present to the SHHOA, saying “we’re definitely open to engaging with the Association . . . we’ll definitely follow up.” Ms. Soto said that “we took the comments that we received very seriously.” Mr. Allen, a near neighbor, also indicated that they had not received any outreach. He believed the building may be too tall. Marissa Levin believed that her previously-voiced concerns were not addressed by the developer. Ms. Soto stated that “traffic studies were done . . . as required . . . we are open to continuing this dialog.” No Motion was made or vote taken.

*The next Agenda Item addressed was Item #6. B.*

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

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

A. **DWP Melrose:** (Michael Ventre, Janna Chahbaz, Edgar Mercado) Infrastructure project. Melrose (Area 8).

Mr. Mercado presented “Melrose Mainline Project” slides, which Ms. Roberts noted were available in the online documents. Mr. Mercado said that Mr. Ventre is their community relations representative; the Field Engineer is Oscar Rodriguez. They are coordinating with City Council District Five and StreetsLA. The project is on Melrose for one mile from Fairfax to LaBrea. A number of known leaks were already repaired on the 99-year-

old cast iron pipe; they are replacing it with 8” ductile iron including Polywrap wrapping to prevent leaking. They expect it to have a 150-year life span. He stated that “this is nighttime construction” on Mondays through most Saturdays from 8:00 p.m. – 8:00 a.m. Phase One starts in September; “we will be able to provide you a two to three-week notice.” There will be construction interruptions to test the system to ensure that there are no leaks. There will be a “minimum one travel lane in every direction . . . our construction zone will be the two inner lanes”; there will be “full movement” for turns. He described some possible traffic impacts, especially near LaBrea. They will be widening the sidewalk near Fairfax and installing handicapped ramps. He said “this is saving the City money . . . with a better product . . . with minimal impact.” He answered many questions and explained some history, needs, challenges and procedures. Water pressure and pipe age at any given point is important. He offered to return if the Committee requests. No Motion was made or vote taken.

- B. 7000 W. Melrose Ave.:** (Matthew Hayden, Daniel Faraset) New mixed-use 63 apartments type IIIA over 1st floor commercial & parking & 2 levels of subterranean type IA, 6 very low income units. Zoning C2-1XL. Melrose (Area 8).

Project representative Matthew Hayden showed slides and presented about the project on Melrose at Sycamore “just east of LaBrea . . . [that has] 63 residential with 6 set aside as Very Low Income and four commercial spaces . . . bicycle parking . . . this is a density bonus project . . .” including a 35% density increase. He said that “now the property is a vacant lot.”

*Committee Member Patti Carroll arrived online at this time (8:10), making nine Committee Members present online (the Committee quorum was seven).*

Mr. Cunningham noted that the developer is offering one parking space per unit, which is more spaces than usual. Ms. Gilman was concerned about pedestrian safety. No Motion was made or vote taken.

- C. 507 N. Larchmont Blvd.:** (Fernandico Gonong) Demolition Pre-inspection Application No. 21019-10000-02343. Demo one-story house and garage. Build 3-story commercial building over one-story subterranean parking. Zoning [Q]C2-1VL. Larchmont (Area 7).

No Motion was made or vote taken.

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

- A. 5001 W. Wilshire Blvd.: (Eric Shabsis, Jamie Poster, Kimberly Paperin).
- 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. 242-244 N. Larchmont Blvd.: (Sam Trude, Manny Diaz, 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.

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

- A. None at this time

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

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

Mr. Farha indicated that, if the proposed Ordinance passes, Neighborhood Councils would have “less of a voice” with the City. He read aloud a draft letter to the City. No Motion was made or vote taken.

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

- A. LUC Committee Leadership:
- i. LUC Secretary
    - a. Nominations and Motion or Election

Ms. Roberts noted that there has not been a volunteer to replace her. She will not be available in October to prepare the agenda. There was discussion of volunteer recruitment.

- B. Next GWNC Land Use Committee Meeting will be held at 6:30 pm on Tuesday, August 24, 2021, via Zoom.

**XI. ADJOURNMENT**

**MOTION to ADJOURN** (by Mr. Gresham, seconded by Ms. O’Connell): to **ADJOURN** the Meeting.

**MOTION to ADJOURN PASSED** unanimously by a voice vote; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 9:01 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>.