



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, August 24, 2021
Approved September 28, 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 6:32 p.m.

B. Roll Call (Cathy Roberts)

The Secretary called the roll. Seven of the 12 Committee Members were present online at the Roll Call: Rory Cunningham, Philip Farha (Chair), Dick Herman, Daniela Prowizor-Lacayo, Cathy Roberts (Secretary), David Trainer and Jane Usher. Karen Gilman and John Gresham arrived later. Three Committee Members were absent: Madison Baker, Patricia Carroll, and Susan O’Connell. 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 12 filled Committee Seats, or seven Members, so the Committee could take such votes. To apply to become a Member, see www.GreaterWilshire.org. Also attended: at least 10 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 and Ms. Roberts reported that SB 10 passed in the State Assembly; the State Senate will consider it.

Committee Members Karen Gilman arrived online at 6:36 and John Gresham at 6:39, making nine Members present online (the Committee quorum was seven).

IV. ADMINISTRATIVE ITEMS (Discussion and Action)

A. Review and Adoption of July 27, 2021 Minutes.

MOTION (by Ms. Roberts, seconded by Ms. Prowizor-Lacayo): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its July 27, 2021 meeting as written.

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

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

Ms. Roberts mentioned the 304 S. Plymouth Blvd. project [see below Item #VIII. B.]

V. OLD BUSINESS

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

A. **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). Currently it is a vacant lot

Project documents were shown online. Land Use Consultant Mr. Hayden presented again. Property owner Mr. Faraset also was present. The project would be four to six-stories, approximately 16,735 square feet, with one and two-bedroom residences, and 101 vehicular parking spaces and 59 bicycle parking spaces. They requested a 35% density increase and height increase to 67 feet. The rear yard setback would be reduced to five feet; the Floor Area Ratio (FAR) would increase to 3.6:1. He reported that the Planning Case was filed. He said “our goal is to enhance the public right-of-way . . . there will be street trees . . . this project falls under the new SB 330.” Mr. Faraset stated they want to have “neighborhood-serving uses on the ground floor.”

Neighbor Alex Harvey thought the design looked like a “McMansion” and that more parking needs to be provided, and was concerned about safety. Neighbor Jesseca believed it looked like “a box” and also was concerned about safety. Mr. Herman believed the setback to be “very shallow” and expandable by reducing the building footprint. Mr. Faraset said that “I think there will be a full-time security person there . . . we need to make sure everything is safe.” They expect that it will be at least another year before construction would start, then continue for 1-½ to two years. Mr. Cunningham and Mr. Trainer believed that it would be good to have such a project instead of the vacant lot.

MOTION (by Ms. Roberts, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the new construction project located at 7000 W. Melrose Ave. as presented July 27, 2021 and August 24, 2021.

MOTION PASSED by a roll call vote of the nine eligible voters present online with eight in favor (“Yes” or “Aye”) (Cunningham, Farha, Gilman, Gresham, Prowizor-Lacayo, Roberts, Trainer and Usher); one opposed (“No” or “Nay”) (Herman); zero abstained.

VI. NEW BUSINESS

- A. **Highland Median from Melrose to Waring:** (Tabatha Yelos, Hollywood Media BID) Proposal to supply power to the Highland median between Melrose and Waring for the purpose of hanging lights on the palm trees. Melrose (Area 8).

Ms. Roberts explained that City Council District Four approached GWNC President Conrad Starr about this; Ms. Roberts sent several emails to CD-4 without any reply. It was agreed that the Committee may later oppose the project if no reply is made. No Motion was made or vote taken at this time.

- B. **507 N. Larchmont Blvd.:** (Farnoosh Farmer, Jean-Pierre Boladian, 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).

Project documents were shown online. Ms. Farmer presented. She said they provided articulation “to break up the massing.” Mr. Boladian explained pedestrian access and landscaping. He stated that the tree in front “is not in the way” and “is not going to be touched” and that “we’re not asking anything from the City for entitlements . . . beyond what we are allowed by right.” Mr. Gresham urged Mr. Boladian to contact at least two local neighborhood groups and neighbors. Mr. Cunningham thought that this was “an appropriate place” for this kind of project given that there are nearby commercial uses. Ms. Prowizor-Lacayo wanted a “green space feature . . . that’s what a lot of pedestrians engage with.” Ms. Gilman and Ms. Prowizor-Lacayo believed that the GWNC should wait to consider whether to support or oppose the project until the LVNA (Larchmont Village Neighborhood Association) and neighbors voice their views. Mr. Gresham believed that the Committee should oppose the project until outreach is done.

MOTION (by Mr. Trainer, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the demolition of a single family dwelling and construction of a new building for the project located at 507 N Larchmont Blvd. and ask that they reach out to the relevant neighborhood bodies.

MOTION PASSED by a roll call vote of the nine eligible voters present online with five in favor (“Yes” or “Aye”) (Cunningham, Farha, Herman, Roberts and Trainer); four opposed (“No” or “Nay”) (Gilman, Gresham, Prowizor-Lacayo and Usher); zero abstained.

- C. **810 S. Wilton Pl.:** (Liz Jun, Armando Garcia) Demolition of a single family dwelling. Construction of 4-story, 17-unit apartment. The 4th floor includes a mezzanine floor, 3 affordable units, setback reduction, and height increase. Zoning R3-1. Country Club Heights (Area 3).

Ms. Roberts noted that project representatives were not ready to present and will attend the September meeting. No Motion was made or vote taken.

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

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

- 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.
- I. **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 were not addressed.

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

- A. **4221 W. Wilshire Blvd.:** Install non-illuminated 2’-6”x8’ monument sign on existing sign base. - Area 14 - Park Mile
- B. **304 S. Plymouth Blvd.:** First and second story addition to existing single family dwelling. - Area 5 - Hancock Park HPOZ

The above were not addressed.

IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION

- A. **CF 21-0658 - 100 Percent Deed-Restricted Affordable Housing Projects / Expedited Approval Process / Strategic Plan:** (Raphie Cantor) Possible Community Impact Statement.

Mr. Cantor said “it is about streamlining the process . . . instructing the Planning Department to conduct a study and make a report . . . about how that might be done.” He spoke in support of more affordable housing being built, noting that, after many [55] years, some affordable housing “reverts to market rate housing.”

MOTION (by Ms. Roberts, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support filing a CIS to support Council File: 21-0658.

MOTION PASSED by a roll call vote of the nine eligible voters present online with seven in favor (“Yes” or “Aye”) (Farha, Gresham, Herman, Prowizor-Lacayo, Roberts, Trainer and Usher); two opposed (“No” or “Nay”) (Cunningham and Gilman); zero abstained.

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

A. LUC Committee Leadership:

i. LUC Chair & Secretary

a. Nominations and Motion or Election

There were no nominations at this time.

B. Next GWNC Land Use Committee Meeting will be held at 6:30 pm on Tuesday, September 28, 2021, via Zoom.

Mr. Farha noted the above.

XI. ADJOURNMENT

Mr. Farha declared and the Committee agreed to **ADJOURN** the Meeting at 8:44 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>.