



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, September 28, 2021
Approved October 26, 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 6:36 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: Madison Baker, Philip Farha (Chair), Karen Gilman, John Gresham, Cathy Roberts (Secretary), David Trainer and Jane Usher. Patricia Carroll, Rory Cunningham, and Susan O’Connell arrived later. Dick Herman and Daniela Prowizor-Lacayo 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 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 13 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 reported that new Chair candidates may present at the next Meeting. Regarding the demolition at 347 or 349 N. Citrus, “they tore down the entire house.” He encouraged Mills Act-ing historic houses to protect them [see http://ohp.parks.ca.gov/?page_id=21412]. He said “the new Hollywood Community Plan was just released”; he encouraged reviewing it [see <https://planning.lacity.org/plans-policies/community-plan-update/hollywood-community-plan-update>].

IV. ADMINISTRATIVE ITEMS (Discussion and Action)

A. Review and Adoption of August 24, 2021 Minutes.

MOTION (by Ms. Roberts, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its August 24, 2021 meeting as written.

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

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

Ms. Roberts will try to contact representatives of 813 N. Orange Dr., and 728 S. Manhattan Pl. [“demolition of two (2) residential structures for the construction of a new 61,639 sf, seven (7)-story multi-family apartment building with 60 dwelling units reserving six (6) affordable units via TOC”] regarding presenting to the Committee.

Regarding 500 N Larchmont, Ms. Roberts reminded that the Committee heard this project in January and February 2021; then it was presented to the LVNA [Larchmont Village Neighborhood Association]. Ms. Gilman reported that, at the LVNA meeting, parking, noise and construction time concerns were raised. Ms. Roberts reported that the City Planning Dept. approved the project. The 4780 W. Wilshire Blvd. project, as shown in below Item #VIII, is in Park Mile; part of it will be residential.

V. Old Business (Discussion and Possible Action).

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

A. 3323 W Olympic Blvd, 970-988 Manhattan Pl: (Josh Kreger) Update on project status - the project was supported by the LUC July 2020. Case no. DIR-2020-1687-TOC-SPR-VHCA; ENV-2020-1688-CE. Zoning C2-1. Country Club Heights - Area 3.

Ms. Roberts reported that “an appeal had been filed . . . we did approve the project in 2020.” Mr. Gresham reported that “they have completely demolished everything”; it is “just west of the Standard station.”

No Motion was made or vote taken.

The next Agenda Item addressed was Item #VI. C.

VI. NEW BUSINESS

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

A. 810 S. Wilton Pl.: (David Park, Alejandra Cardenas, Ara Meliksetyan) Demolition of a single family dwelling. Construction of a 5-story, 17-unit apartment building to include 1 story ground parking and 1 story subterranean parking. Includes a mezzanine floor, 3 affordable units, setback reduction, and height increase. Application no. 21010-10000-02999. Zoning R3-1. Country Club Heights - Area 3.

Committee Member Susan O’Connell arrived online at this time (7:05), making 8 Committee Members present online (the Committee quorum was seven). During the presentation Committee Members Patti Carroll (7:10) and Rory Cunningham (7:15) arrived online, making 10 Committee Members present (the Committee quorum was seven).

Mr. Park showed slides of renderings and reviewed the project. Mr. Gresham noted that it is the second property south of 8th St., between two to four story apartment buildings and behind a two/three-story apartment. Mr. Park said that it is a TOC Tier 3 project; they are asking for three incentives: FAR, reduced open space; and reduced north and south side yard setbacks (from 8' to 5'7"). He said "we have not reached out to the neighbors yet . . . we wanted to see" who the Committee recommends to contact. Mr. Gresham said the developer needed to talk with the Wilshire Park Association (WPA).

Mr. Meliksetyan showed slides of floor plans, elevations and more. Ms. Cardenas showed slides and reviewed the landscaping and sun shadow analysis, saying "all plants . . . require low maintenance and low water." Mr. Gresham noted that the Italian Cypress plants are not native to California. Mr. Park said there would be 13 parking spaces; nine are required.

Mr. Cunningham, Mr. Gresham and other Committee Members believed that not enough parking would be provided. Mr. Cunningham also believed there would not be enough affordable housing. Ms. O'Connell cautioned the developer to be careful about what metal paneling is selected because the color may change with age. The WPA's Judy Gregory urged the developer to provide more parking, as there already is very little in the area. Also, rooftop recreation area can be problematic due to fireworks and other activities being done in such places. Ms. Cardenas said there would be an on-site manager.

MOTION (by Ms. O'Connell, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the demolition of a single family dwelling and construction of a new building for the project located at 810 S. Wilton Pl. as presented on September 28, 2021 pending reconsideration of parking, the number of affordable units, and the building facade.

DISCUSSION: Mr. Park will outreach to the WPA and the Police Dept. Senior Lead Officer. They want to be a "good neighbor."

MOTION PASSED unanimously by a roll call vote of the 10 eligible voters present online with all 10 in favor ("Yes" or "Aye") (Baker, Carroll, Cunningham, Farha, Gilman, Gresham, O'Connell, Roberts, Trainer and Usher); zero opposed; zero abstained.

B. Highland Median from Melrose to Waring: (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 communicated with Dianna Eisenberg, who was unable to attend this meeting. No Motion was made or vote taken.

C. 848-850 N Orange Dr.: (Chantilly Brown) Demolition pre-inspection application no. B21WL03120/21019-30000-02677 of a single family dwelling and detached garage. Construct 2-story duplex with attached garage for each unit. Zoning R2-1XL. Melrose - Area 8.

Ms. Roberts noted that this is the same developer as for below Item “D,” 813 N. Cherokee. The developer’s representative said that these are “by right” projects. Mr. Farha noted that the developer has built a number of houses in this neighborhood; they’re well-made but standard architecture that “has very little to do with the history” of the area.

No Motion was made or vote taken.

D. 813 N Cherokee Ave.: (Chantilly Brown) Demolition pre-inspection application no. B21WL03329/21019-30000-02853 of a single family dwelling and 2-story detached garage. Construct 2-story duplex with attached garage for each unit. Zoning R1.5-1XL. Melrose - Area 8.

See above Item #VI. C.

The next Agenda Item addressed was Item #VI. A.

E. 839 N. McCadden Pl.: (Dan Bibawi) Demolition pre-inspection application no. B21WL03174/21019-30000-02719 of a duplex and garage. Construct a new duplex with garage and an ADU. Zoning R1.5-1XL. Melrose - Area 8.

Ms. Roberts has tried but been unable to contact them; the application phone number does not work. This will be re-Agendized. 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. 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

Mr. Farha noted the above.

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

- A. **4750 W. Wilshire Blvd.:** (715 S Hudson, 729 S Hudson, 4780 Wilshire) Tenant improvement and change of use of a portion of the existing building from office to

residential with a separate entry including lobby and amenity spaces as well as the completion of a tract map separating the existing lot into two separate parcels (CR portion and R portion). Facade upgrade and replacement of window and glazing systems. - Area 1 - Park Mile Specific Plan.

- B. **4680 W. Wilshire Blvd.:** (Wilshire Mullen - 4600 to 4628 W Wilshire, 716-726 S Mullen) Conversion of the existing 8-story tower to 63 residential condominiums and indoor amenities. Two-level partially subterranean parking structure on footprint of current surface parking with 8 townhomes and landscaped open areas on top of the parking structure. Ten condominiums in both freestanding and duplex configurations - each with a private yard and 2-car garage. Six single family homes per small lot subdivision. - Area 1 - Park Mile Specific Plan.

Mr. Farha noted the above.

IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION

- A. SB9 and SB 10 signed into law - Update on impacts.

Ms. Roberts updated: United Neighbors still is working on this issue and soon will start collecting signatures for a ballot referendum. There was discussion of what can be done.

- B. Sidewalk and Transit Amenities Program (STAP) - Shelter, shade, safety and comfort for the City's transit riders and pedestrians. The existing and future transit shelters would be located within the public rights-of-way. The public comment period ends Oct 4. <https://streetsla.lacity.org/stap-program-fact-sheet> - <https://streetsla.lacity.org/stap>

Ms. Roberts explained that STAP basically has to do with street furniture at bus stops.

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

- A. Land Use 101 Training for New Committee Members.

Ms. Roberts noted the Members who need to complete the Training.

- B. LUC Committee Membership:

- i. Nominations and Motion or Election of new members.

Mr. Farha recommended that Stakeholder Tommy Atlee and Board Member Brian Curran be appointed to the Committee. Mr. Farha nominated and Ms. Roberts seconded to appoint Tommy Atlee and Brian Curran to the GWNC Land Use Committee. Mr. Farha noted that there is no limit on the number of Committee Members, but there must be no more than six Board Members on a GWNC Committee. He noted that Mr. Atlee had been very active and that Mr. Curran had long wanted to be on the Committee. There was very extensive discussion of what criteria to use in considering people for Committee appointment.

MOTION (by Mr. Farha, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee appoint Board Member Brian Curran to be a member of the Land Use Committee.

MOTION PASSED unanimously by a roll call vote of the 10 eligible voters present online with all 10 in favor (“Yes” or “Aye”) (Baker, Carroll, Cunningham, Farha, Gilman, Gresham, O’Connell, Roberts, Trainer and Usher); zero opposed; zero abstained.

MOTION (by Ms. Usher, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee appoint Stakeholder Tommy Atlee to be a member of the Land Use Committee.

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

C. Next GWNC Land Use Committee Meeting will be held at 6:30 pm on Tuesday, October 26, 2021, via Zoom.

XI. ADJOURNMENT

The Meeting was **ADJOURNED** at 9:23 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>.