



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, November 23, 2021
Approved December 21, 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 6:37 p.m.

B. Roll Call (Tommy Atlee)

The new Secretary Mr. Atlee called the roll. Eight of the 13 Committee Members were present online at the Roll Call: Tommy Atlee (Secretary), Patricia Carroll, Rory Cunningham, Philip Farha (Chair), John Gresham, Susan O’Connell, Daniela Prowizor-Lacayo and David Trainer. Madison Baker, Brian Curran, Karen Gilman, Dick Herman and Jane Usher were absent. Cathy Roberts no longer is on the Committee. 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 (see the Bylaws link at <https://greaterwilshire.org/bylaws-board-rules>). To apply to become a Member, see www.GreaterWilshire.org. Also attended: at least four 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 he will be resigning after the year’s end.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of October 26, 2021 Minutes.

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MOTION (by Mr. Trainer, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its October 26, 2021 Meeting as written.

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

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

The “10/24/21 - 11/06/21 Early Planning Report Summaries for GWNC Area” were reviewed. It was agreed to invite a representative of the 5750 W. Melrose Ave, project [CUP for the sale and service of a full line of alcohol for onsite consumption with an existing restaurant] to present to the Committee.

V. OLD BUSINESS (Discussion and Possible Action). [*Note: Items in italics, below, were unconfirmed at publication and may be postponed until a later date.*]
[*The following sub-section first paragraphs are copied from the Agenda.*]

- A. *813, 815 N. Orange Dr.*: (Hoa “Sean” Nguyen, Ted Dolan) Two-story, two-unit condominiums. Case # AA-2021-7511. Env Case # ENV-2021-7512-CE, zoning R2-1XL. Melrose - Area 8.
- B. *848-850 N. Orange Dr.*: (Ted Dolan, 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.
- C. *813 N. Cherokee Ave.*: (Ted Dolan, 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.

There was extensive discussion of all the Item #V projects, especially regarding tree preservation and removal. No Motion was made or vote taken as all motions were made on all three projects at the October meeting.

VI. NEW BUSINESS (Discussion and Possible Action)

- A. 148 S. La Brea Ave.: (Steve Rawlings, Shaw Youngblood) CUP for the sale and service of a full line of alcohol for onsite consumption with a new restaurant. Zoning C2-1VL. Citrus Sq - Area 2.

Mr. Rawlings described the project and indicated that the owner successfully runs other restaurants with excellent reputations. He stated that “it’s not going to be a late-night restaurant . . . eventually we’ll expand into . . . breakfast and lunch.” They are applying for a Type 47 License. Regarding homeless people, he said “we’re going to have to be

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very proactive . . . we share the same concerns . . . It is our responsibility to make sure that alcohol doesn’t leave / premises . . . we’re certainly going to monitor very carefully.” “It’s going in” [Cafe Midi at American Rag Maison]. The owners would like to open by Fall 2022. He added that “we’re going to encourage [customers] to park in the parking structure . . . there are no plans for valet . . . but that’s not out of the question.” Mr. Gresham encouraged “using the alley for valet parking”; Mr. Rawlings said he would “certainly pass that along.”

MOTION (by Ms. Prowizor-Lacayo, seconded by Ms. Carroll): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the new CUP for the sale and service of a full line of alcohol for onsite consumption with a new restaurant for the project located at 148 S. La Brea Ave. as presented November 23, 2021.

DISCUSSION: Mr. Gresham thought it was “too soon” to vote on this due in part to uncertainty about the parking arrangement; he wanted to “hear a plan.” Mr. Cunningham reminded that alcohol Permit approval “goes with the building, not the business.” Mr. Trainer pointed out that there are other restaurants selling alcoholic beverages on that street. Mr. Rawlings said the nearby American Rag is being “run as a separate business and will have different hours” of operation.

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

- B. 728-736-½ S. Manhattan Pl.: (Gary Benjamin, Evan Kasper) Demolition of the existing structures (4-unit apt bldg and a SFH). Construction of a new 7-story, 60-unit multi-family apt bldg, including 24 studio units, 30 three-bedroom units, and 6 four-bedroom units with 33 parking spaces and 6,525 sf of open space. Case # DIR-2021-7906-TOC-HCA. ENV Case # ENV-2021-7907-EAF. Zoning R4-2. Country Club Heights - Area 3.

MOTION (by Mr. Farha, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for construction at 728-736-½ S. Manhattan Pl. because the applicant rejected an invitation to appear before the Committee.

MOTION PASSED by a roll call vote of the eight eligible voters present online with

seven in favor (“Yes” or “Aye”) (Carroll, Cunningham, Farha, Gresham, O’Connell, Prowizor-Lacayo and Trainer); zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Atlee).

C. 975, 977, 981, 987 S. Manhattan Pl.: (Allen Park, Garrett Lee) Replace vacant parking lot with seven-story multifamily residential building with 6 levels of residential over ground floor parking/lobby level and two levels of subterranean parking. Amenities include fitness

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No Motion was made or vote taken on the above Item.

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

The above Item was not addressed.

VIII. PROJECTS COVERED BY OTHER BOARDS (for Information Only). A. 304 S. Plymouth Blvd.: (Ben Donel, Jane Keener) Case numbers DIR-2021-6811-COA and ENV-2021-6812-CE. New 2,468 sq ft second story addition and new one story additions to the first floor on the North side and NW corner of the primary residence, new stone veneer columns and planters, new stone entry landing, new front door and side lites, replacement of windows, new rear trellis and pool, and removal of unprotected mature trees. Area 14 - Windsor Square HPOZ.

The above Item was not addressed.

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

Housing Element: (Planning Dept) Wednesday, November 24, 2021, the 2021-2029 Housing Element, the targeted update of the Safety Element, and technical amendments to the Health Element will be heard by the Los Angeles City Council and be considered for adoption. The meeting will start at 10 a.m. <https://clerk.lacity.org/calendar> --You can access information related to the update of the Housing Element (<https://planning.lacity.org/plans-policies/housing-element-update#resources>), Safety Greater

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Element and Health Element

(<https://planning.lacity.org/plans-policies/general-plan-updates#updates>) on the Los Angeles City Planning Website. --Council Files were assigned for each of the three Elements as follows: Housing Element at CF 21-1230, Safety Element at CF 20-1213, and the Health Element at CF 15-0103-S3. To receive automatic notification of updates to the Council File, subscribe to the Council Files for each plan.

The above Item was not addressed.

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

A. Training for Committee Members: Land Use 101 and Ethics

Mr. Trainer recommended attending anti-bias training.

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

i. Discussion and Possible Motion to move the meeting a week earlier to December 21, 2021 due to winter vacations

Mr. Farha suggested and there was no opposition to the above.

XI. ADJOURNMENT

Mr. Farha **ADJOURNED** the Meeting with no opposition at 8:14 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>.

