



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, December 21, 2021
Approved January 25, 2022

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 (Tommy Atlee)

The Secretary called the roll. Nine of the 13 Committee Members were present online at the Roll Call: Tommy Atlee (Secretary), Madison Baker, Philip Farha (Chair), Karen Gilman, John Gresham, Dick Herman, Daniela Prowizor-Lacayo, David Trainer and Jane Usher. Patricia Carroll and Brian Curran arrived later. Rory Cunningham and Susan O’Connell 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 (see the Bylaws link at <https://greaterwilshire.org/bylaws-board-rules>). To apply to become a Member, see www.GreaterWilshire.org. Also attended: 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 noted an article saying there’s been more rental construction.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of November 23, 2021 Minutes.

MOTION (by Mr. Gresham, seconded by MDPL): The Greater Wilshire Neighborhood Council Land Use Committee adopts the Minutes of its November 23, 2021 Meeting as written.

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MOTION PASSED with seven in favor; zero opposed; two abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Baker and Herman).

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

It was agreed to invite a representative of the 5784 W. Melrose Ave. project [“A CUP for the sale and service of beer & wine for on-site consumption with ancillary off-site to-go privileges in conjunction with a restaurant.”] to present to the Committee.

V. OLD BUSINESS (Discussion and Possible Action)

A. None at this time

VI. NEW 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. *5750-5756 W. Melrose Ave. and 657 Lucerne Blvd.*: (app: Behrstock Properties LP / rep: Matthew Nichols – DLA Piper LLP) Conditional Use Permit for alcohol to allow the sale and dispensing of a full line of alcoholic beverages in an existing restaurant during the hours of 7 a.m. – 11 p.m. Case # ZA-2021-9307-CUB (Previous or pending case #'s ZA-2009-2024-CUB, ZA-1988-1051-E, ENV-2009-2025-CE, ZA-2019-2253-ZAA-WDI, ENV-2019-2254-CE, Ord. 74207). Zoning C1-1VL. Larchmont – Area 7.

Committee Member Patti Carroll arrived online at this time (6:45), making 10 Committee Members present online (the Committee quorum was eight).

New GWNC Administrator Julia Christiansen reported that the developer didn't respond to communications. It was agreed to re-Agendize this for the January meeting. No Motion was made or vote taken.

B. *520 N St. Andrews Pl.*: (Manuel Aviles) Replace single-family dwelling and garage with two 3-story duplexes. Demolition Pre-Inspection Application no. B21LA19718/21019-10000-04193, Building Application no. 21010-10000-06514. No case #'s. Zoning R3-1. Oakwood/Maplewood/St. Andrews Square – Area 9.

Mr. Farha described the project. Ms. Christiansen reported that the developer did not respond to an email. It was noted that the address is 520, not 570, N. St. Andrews Pl.

Committee Member Brian Curran arrived online at this time (7:00), making 11 Committee Members present online (the Committee quorum was eight).

MOTION (by Ms. Usher, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the replacement of the single-family dwelling and garage with two 3-story duplexes for the

project located at 520 N St. Andrews Pl. because the developer was requested, but declined, to appear and present to the Committee.

MOTION PASSED by a roll call vote of the 11 eligible voters present online with 10 in favor (“Yes” or “Aye”) (Baker, Carroll, Curran, Farha, Gilman, Gresham, Herman, Prowizor-Lacayo, Trainer and Usher); 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 center, pool deck, club room, and roof deck. Tier 3 TOC. Case # DIR-2021-9356-TOC-SPR-HCA and ENV-2021-9357-EAF. Zoning R4-1. Country Club Heights - Area 3.

MOTION (by Mr. Farha, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the replacement of 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 for the project located at 75, 977, 981, 987 S. Manhattan Pl. because the developer was requested, but declined, to appear and present to the Committee.

MOTION PASSED by a roll call vote of the 11 eligible voters present online with 10 in favor (“Yes” or “Aye”) (Baker, Carroll, Curran, Farha, Gilman, Gresham, Herman, Prowizor-Lacayo, Trainer and Usher); zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Atlee).

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. 859 N. Highland Ave.: (Mary Rosas, Diana Rodriguez) Starbucks at Highland and Willoughby - Variance Request. Zoning [Q]C2-1VL-SN.

G. 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 skipped the above Item without opposition.

VIII. PROJECTS COVERED BY OTHER BOARDS (for Information Only) A. 366 S.

Hudson Ave.: (Jeffrey Fish, Sheri Bonstelle) Case # ENV-2021-9283-CE. Moves existing two-story SFR (26 ft west) and detached garage (20 ft west) on the same property, to add 3,335 sq ft of RFA to the rear of the house and garage, and to add a lap pool in the rear yard. All changes will be made at the rear of the property, with additions compatible to the historic Mediterranean Revival style. Area 5 - Hancock Park HPOZ.

Mr. Farha skipped the above Item without opposition.

IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION

(Discussion and Possible Action)

A. City Building Code Fire District 1 Expansion / California Department of Forestry / Fire Protection Very High Fire Severity Zone / City High Wind Velocity Zone / Ordinance: (Zoning Code, CF 19-0603). Motion by Bob Blumenfield to expand Fire District 1 in the City.

Mr. Herman spoke in opposition to the above. No Motion was made or vote taken.

B. Ghosts Kitchens / Emerging Business Model / Co-Living / Residential Facilities / Undefined Land Use: (Zoning Code, CF 21-0665). Motion by Paul Koretz to define Land Uses for Co-Living and Ghost Kitchens.

MOTION (by Mr. Gresham, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the motion by Councilmember Koretz to define Land Uses for Co-Living and Ghost Kitchens, Council File 21-0665.

MOTION PASSED unanimously by a roll call vote of the 11 eligible voters present online with all 11 in favor (“Yes” or “Aye”) (Atlee, Baker, Carroll, Curran, Farha, Gilman, Gresham, Herman, Prowizor-Lacayo, Trainer and Usher); zero opposed; zero abstained.

C. Park Space: (Streets For All) LA 25x25, a policy platform that all candidates for CD5 and most candidates for CD13 have signed onto, is proposing to create 30.5 million square feet of public plazas and open space, 7,500 additional AI Fresco treatments to support restaurants and bars, and 52.3 million square feet of wider and friendlier sidewalks, city-wide. They recently released a data visualization for unique neighborhood councils showing how many acres of public parks each neighborhood council has.
– You can view LA 25x25’s policy platform (<https://la25x25.com/#Proposal>) and the data visualization (<https://la25x25.com/nc/greater-wilshire>) on the LA 25x25 website: la25x25.com.

Mr. Atlee and Ms. Prowizor-Lacayo spoke about the above. No Motion was made or vote taken.

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

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

Stakeholder Cathy Roberts is working to get information for Committee Members from DONE [the L.A. Dept. of Neighborhood Empowerment; 213-978-1551; www.EmpowerLA.org].

B. LUC Committee Membership:

i. Resignation of Philip Farha

Mr. Farha reported that Mr. Curran volunteered to be the new Chair; Mr. Farha nominated and Mr. Trainer seconded the nomination of Mr. Curran.

ii. Election of new LUC Chairperson

MOTION (by Mr. Farha, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee recommends to the GWNC Board to select Brian Curran as the Chair of the GWNC Land Use Committee.

MOTION PASSED unanimously by a roll call vote of the 11 eligible voters present online with all 11 in favor (“Yes” or “Aye”) (Atlee, Baker, Carroll, Curran, Farha, Gilman, Gresham, Herman, Prowizor-Lacayo, Trainer and Usher); zero opposed; zero abstained.

Mr. Farha will assist the transition to Mr. Curran.

C. Next GWNC Land Use Committee Meeting will be held at 6:30 pm on Tuesday, January 25, 2022, via Zoom.

XI. ADJOURNMENT

MOTION (by Mr. Curran): to **ADJOURN** the Meeting.

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

The Meeting was **ADJOURNED** at 8:09 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>.