



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, February 22, 2022
Approved March 22, 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 (Brian Curran)

A duly noticed Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Land Use Committee was held online. Chair Brian Curran called the meeting to order at 6:33 p.m.

B. Roll Call (Tommy Atlee)

The Secretary called the roll. Eight of the 12 Committee Members were present online at the Roll Call: Tommy Atlee (Secretary), Madison Baker, Rory Cunningham, Brian Curran (Chair), Karen Gilman, Dick Herman, David Trainer and Jane Usher. Patricia Carroll, John Gresham and Susan O’Connell arrived later. Daniela Prowizor-Lacayo was 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 (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 11 Stakeholders and guests.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no public comments at this time.

Committee Members John Gresham and Patti Carroll arrived online at this time (6:37), making 10 Committee Members present online (the Committee quorum was seven).

III. CHAIRPERSON’S REPORT

A. GWNC Monthly Land Use Update

Mr. Curran suggested having City Council Planning Deputies attend the next Committee meeting to answer questions regarding SB9 and SB10.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of January 25, 2022 Minutes.

MOTION (by Mr. Atlee, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its January 25, 2022 Meeting as written.

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

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

It was noted that the 465 S. Highland “new pedestrian gate at front entry and legalize over height hedge” project is in an HPOZ:

V. Old Business (Discussion and Possible Action).

A. None at this time

VI. New Business (Discussion and Possible Action).

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

A. 532 N. Wilton Pl: (Gregg Adams) Filing date: 12/10/21.

Replace single-family dwelling and detached garage with new 3-story duplex at the rear, and 3-story single-family dwelling + accessory dwelling unit at the front.

Demolition Pre-Inspection Application No. 21019-10000-05159/Job No. B21LA23219.

Case no(s): none. Zoning: R3-1. TOC: Tier 2. Area 9: Oakwood/Maplewood/St.

Andrews. Hearing date(s): none.

Mr. Adams, of 5 Star Discount Homes, presented. The architect was unable to attend. Slides were shown of the by right project. Plans were submitted. Each back rental unit would have two-car tandem parking garages. Rents would be \$3,200-\$3,500 per month. Mr. Cunningham encouraged re-purposing items from the structure to be demolished. Committee Members appreciated Mr. Adams’ attendance and presentation. Ms. Gilman noted that the City doesn’t require an ADU to have corresponding parking on the property. Mr. Adams assured that the surrounding fence would be Code-compliant in height.

MOTION (by Mr. Atlee, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the replacement of a single-family dwelling and detached garage with new 3-story duplex at the rear, and 3-story single-family dwelling + accessory dwelling unit at the front for the property located at 532 N. Wilton Pl as presented on February 22, 2022.

Committee Member Susan O’Connell arrived online at this time (7:00), making 11 Committee Members present online (the Committee quorum was seven).

MOTION PASSED by a roll call vote of the 11 eligible voters present online with all eight in favor (“Yes” or “Aye”) (Atlee, Baker, Carroll, Curran, Gresham, Herman, Trainer and Usher); two opposed (“No” or “Nay”) (Cunningham and Gilman); one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (O’Connell).

B. 810 S. Wilton Pl: (Ara Meliksetyan) Filing date: 6/16/21.

Replace single-family dwelling with a 14-unit, 4-story residential building, which includes 3 very low income units, 1-story ground parking and 1-story subterranean parking. Case no(s):

DIR-2021-6050-TOC-HCA, ENV-2021-6051-EAF. Zoning: R3-1. TOC: Tier 3. Area

3: Country Club Heights. Hearing date(s): none.

Representative David Park, with Mr. Meliksetyan and Alejandro Cardenas, presented. Mr. Park presented, showed slides and described the project. He indicated that this is a re-presentation considering previous Committee requests. They met with several CD4 staff. They “reduced the project one entire floor . . . from 17 down to 14 units”; have a “one to one” ratio on the parking; increased from “13 parking spaces to 17 parking spaces”; and “replaced the red with . . . blue.” They were allowed an 11’ increase to 56’ and are using it for the stairwell. They would decrease the side setbacks from 7’ to 5’7” wide. Mr. Gresham thanked DP for the accommodations made for the Committee’s requests.

MOTION (by Ms. Baker, seconded by Mr. Atlee): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the replacement of a single-family dwelling with a 14-unit, 4-story residential building, which includes 3 very low income units for the property located at 810 S. Wilton Pl as presented on February 22, 2022.

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

C. 6535 W. Melrose Ave, Ste 102: (Terri Dickerhoff)

Application that has yet to be filed for on-site sale of alcohol in conjunction with a new sushi restaurant in the new mixed use building at the NE corner of Highland and Melrose. Zoning: [Q] C2-1VL-SN. TOC: not eligible. Area 8: Melrose. Hearing date(s): none.

Ms. Dickerhoff presented, showed slides and described the project, Sushi Palace, for which a lease was signed this week. It would be in the building’s corner space. The owners began sushi restaurants in 2015 and now have many in Europe. This would be their first in the U.S. and would be a “fine dining concept.” It would be 2,605 square feet, with 1,687 square feet of dining area and have “full alcohol” service. Regarding the City’s new restaurant alcohol sales rules, she said “we can meet all of the conditions except the hours of op; they are asking for 7 p.m.-2 a.m. hours of operation. She said the restaurant behind them was “just approved for 2 a.m.” The patio would close at 11 p.m. during the week; especially in winter, the patio probably would close at 10 p.m. Ms. Usher noted that “a CUP . . . runs with the land, not the owner” and that something “incredibly different” could later locate there. There is housing above the restaurant. Ms. O’Connell preferred earlier closing hours now, then later the applicant could apply for extended hours. Mr. Trainer liked the project but he and other Committee Members did not support the proposed 2 a.m. closing time. Ms. Usher noted that nearby Mozza restaurants close at 10 p.m. Mr. Herman and Ms. Baker thought that a Friday and Saturday 2 a.m. closing hour is reasonable since it’s “a commercial corner.”

Ms. Dickerhoff said “most likely there will be a take-out component” but owners want it to be “a find dining experience.” She said they “don’t want to do any alcohol delivery.”

Mr. Gresham noted that “there’s a whole single-family neighborhood behind . . . and right across the street from the restaurant.” Mr. Atlee noted that nearby restaurant Petit Trois closes at 12:00 a.m. Neighbor Philip Farha said most area restaurants have a 2 a.m. CUB license, “but most never go to 2 a.m.” Resident Sheri Gasche noted that, north of Melrose, the project “backs up into residential.” Ms. Dickerhoff “would love to work with the neighbors to have hours that are amenable.” She noted that “there will be residents in the building.” She indicated that this Committee was their “first stop”; Mr. Gresham encouraged communicating with the Hancock Park and Melrose HOAs. Ms. Usher believed that if a 2 a.m. closing time is granted, it would set a “precedent” and other nearby restaurants also will ask for a 2 a.m. closing time. Mr. Trainer noted already high-speed late-night driving and believed that a 2 a.m. closing time could contribute to that; Ms. Gasche agreed. Debra Rosenbaum, South Hollywood HOA President, indicated that the SHHOA is “willing to have a meeting” with the developer. Cindy Chvatal-Keane, Hancock Park Homeowners Association President, invited the developer to present.

MOTION (by Mr. Gresham, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for a 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. for the property located at 6535 W. Melrose Ave, Ste 102 as presented on February 22, 2022.

Mr. Gresham was anticipating that the applicant will return and re-present the project to this 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, Cunningham, Curran, Gilman, Gresham, Herman, O’Connell, Trainer and Usher); zero opposed; zero abstained.

D. 4001 W. 6th St: (Stacy Yoo) Filing date: 1/20/22.

A CUP for the sale and service of a full line of alcohol for onsite consumption with an existing restaurant (Daedo Sikdang). Case no(s): ZA-2022-418-CUB, ENV-2022-419-CE. Zoning: C2-1. TOC: Tier 4. Area 12: Western-Wilton. Hearing date(s): none. Status: no response yet from applicant.

GWNC Administrator Julia Christiansen reported that there was no reply from the developer to voicemail or email.

MOTION (by Mr. Cunningham, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for a 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. for the property located at 4001 W. 6th St as presented on February 22, 2022.

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, Cunningham, Curran, Gilman, Gresham, Herman, O’Connell, Trainer and Usher); zero opposed; zero abstained.

VII. REQUESTS FOR FUTURE AGENDA ITEMS (Discussion and Possible Action) Mr. Curran noted that the following items were presented for information only. No action was requested or required at this time. [*The following sub-section first paragraphs are copied from*

A. 5001 W. Wilshire Blvd.: (Eric Shabsis, Jamie Poster, Kimberly Paperin) Greater Wilshire

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 building. Zoning R3-1. Status: Demo permit has not yet been issued. Filing date was 9/30/20.

C. 617 N. Rossmore Ave.: (Bruce Miller) Demolition Pre-inspection Application No. 20019- 10000-03270 & 20019-10000-0327. Zoning R4-2. Replace 2-story, 6-unit apt building. with 9-story, 10-unit apt building. Status: Verifications in progress as of 10/12/21.

D. 834 N. June St.: (Robert Tavasci) Demolition Pre-inspection Application No. 20019-1000001475. Zoning RD1.5-XL. Status: Permits issued 12/3/20 for demo and 4/15/21 for new 3-story duplex w/attached garage at front.

E. 743-749 S. Gramercy Dr.: (Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03867; 19019-10000-03861; and 19019-10000-03864. Zoning RD1.5-XL. Status: SFD and garage have been demoed with no new structures built. Verifications in progress as of 2/1/20 for a proposed 7-story, 47-unit building.

F. 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. Demo of existing 1-story commercial building and the construction of a 5-story, 74-ft tall commercial development with approx 67,889 sq ft of new office space, retail spaces and open space. CPC-2021-2908-ZC-HD-ZAD-SPR. Zoning: Melrose C4-1XL; Zoning: Seward CM-1VL. TOC: not eligible. Area 8: Melrose. Status: Filing date: 4/9/21 -Accepted for review 5/9/21.

It was agreed to reach out to the developers of the above projects and relevant City Council representatives.

VIII. PROJECTS COVERED BY OTHER BOARDS (for information only) A. 118 N.

Highland Ave (Hancock Park HPOZ): (BaVa, LLC) Filing date: 1/14/22. The project proposes interior remodel and 2-story addition to the rear of the dominant ridge line. The proposed addition shall be subordinate in height and insetted in from the sides for both vertical and horizontal subordination. Case no(s): DIR-2022-291-COA, ENV-2022-293-CE. Hearing date: none.

B. 4750 W. Wilshire Blvd (Park Mile): (Michael Gonzales, Gonzales Law Group, APC) Filing date: 7/27/21 - Accepted for review 1/11/22. A Project Permit Compliance (SPP) and Design Review Board (DRB) project involving a tenant improvement and change of use from office to residential, for a portion of an existing 3-story, 393,150 sf office building with a total of 68 dwelling units, 62 of which will be market-rate and 6 restricted to very low income households. Case no: DIR-2021-6385-DRB-SPP-HCA. Hearing date: February 3, 2022.

C. La Brea Tar Pits: Los Angeles County is preparing an Environmental Impact Report (EIR) for the proposed La Brea Tar Pits Master Plan. The EIR will provide an assessment of the project's probable environmental effects pursuant to State of California requirements under the California Environmental Quality Act (CEQA). The County is hosting virtual public scoping meetings to provide information on the EIR process and to invite public

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comments. There will be two sessions available on Wednesday, March 2 at 2:30 p.m. and 5:30 p.m. To register and for more information, visit: tarpits.org/reimagine

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 Blumenfeld to expand Fire District 1 in the City.

No updates were reported.

B. Restaurant Beverage Ordinance: Ordinance passed by City Council last week to expedite the process for eligible sit-down restaurants to get alcohol permits. Conditions are stricter than the current permitting process through the Conditional Use Permit, but the process is shortened from months to weeks and the cost is significantly less. Night clubs, bars, and liquor stores are not eligible. Voted on by the LA City Council, and unanimously approved on February 9, the ordinance will create the Restaurant Beverage Program, which still needs to be approved by the Mayor. C. Senate Bill 9: Took effect on January 1, 2022. The bill establishes a ministerial process for approving 2-unit developments and lot split parcel maps for qualifying projects located on lots zoned for single-family. City planning, alongside LADBS and Housing Depts, has prepared a memorandum to summarize the eligibility criteria and standards.

Ms. Usher questioned where the alcohol-sensitive use areas would be within the City Council Districts and asked that the Committee continue to monitor the issue.

There was discussion that Committee Members could “take ownership” of issues and help inform Committee discussions. Ms. Gilman recommended that [CD13 Planning Director] Craig Bullock and [CD5 Senior Planning Deputy] Daniel Skolnick be asked to attend the next Committee meeting.

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

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

Mr. Curran reminded Members to complete their trainings if they haven't.

B. Next GWNC Land Use Committee Meeting will be held at 6:30 pm on Tuesday, March 22, 2022, via Zoom.

Mr. Curran noted the above.

XI. ADJOURNMENT

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

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

Curran **ADJOURNED** the Meeting with no opposition at 8:49 p.m.

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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>.