



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, March 22, 2022
Minutes Approved April 26, 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. Seven of the 12 Committee Members were present online at the Roll Call: Tommy Atlee (Secretary), Patricia Carroll, Rory Cunningham, Brian Curran (Chair), Karen Gilman, Dick Herman and Jane Usher. John Gresham and Susan O’Connell arrived later. Madison Baker, Daniela Prowizor-Lacayo and David Trainer 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 (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 nine Stakeholders and guests.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Michael Burbank, of City Stage Co., (Michael@CityStage.co) reported that the L.A. Triathlon is scheduled for Sunday, May 15th from 6:00 a.m. – 9:30 a.m. and will go along Olympic Blvd. Resident Mark Alpers introduced himself.

III. CHAIRPERSON’S REPORT

A. GWNC Monthly Land Use Update

Mr. Curran is monitoring the progress of State Senate Bill Nine (SB9).

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of February 22, 2022 Minutes.

MOTION (by Ms. Usher, seconded by Mr. Atlee): The Greater Wilshire Neighborhood Council Land Use Committee adopts the Minutes of its February 22, 2022 Meeting as presented.

Committee Members Susan O'Connell arrived online at this time (6:37), making eight Committee Members present online (the Committee quorum was seven).

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

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

The 2/27 - 3/12/22 Early Planning Report was reviewed. It was agreed that the 543 N. Wilcox project is in an HPOZ. The 6535 W. Melrose project already was addressed and will be again [see below Item #VII. C.].

V. OLD BUSINESS (Discussion and Possible Action)

A. None at this time

[The above was copied from the Agenda.] Ms. Gilman reported that there will be a Hearing regarding 500-507 N. Larchmont Blvd. because an appeal was filed.

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. 975, 977, 981, 987 S Manhattan Pl: (Allen Park, Jonathan Yang) Replace vacant parking lot with a 6-story multi-family residential building, over 1-story parking garage and two levels of subterranean parking (7-stories total). Amenities include fitness center, pool deck, club room, and roof deck. Case no(s): DIR-2021-9356-TOC-SPR-HCA, ENV-2021-9357- EAF. Zoning: R4-1. TOC: Tier 3. Area 3: Country Club Heights.

Mr. Curran reported that the applicant requested more time to prepare their presentation. No Motion was made or vote taken.

- B. 5784 W Melrose Ave (5788, 5788 ½, 5786 Melrose Ave): (Maria Impala, Kenneth Sanhueza) Conditional Use Permit for alcohol to allow the sale and dispensing of beer and wine for on-site consumption with ancillary off-site privileges with to-go food orders, in conjunction with an existing 1,450-sf restaurant, Ramen Melrose. The restaurant has 28 seats with proposed hours of alcohol sales from 11 a.m. - 2 a.m. daily. Case no: ZA-2021-9831-CUB. Zoning: C2-1. Area 5: Hancock Park and Area 7: Larchmont Village.

Mr. Sanhueza, of Art Rodriguez Associates, presented and showed slides. The restaurant has been there for three years. He reported that “there are no changes to the floor area . . . or façade.” It has “a shared parking space to the west and south” and a 540-square-foot dining area. He described Chef Yoshiyuki Oshima’s extensive nationwide experience with “authentic Japanese cuisine.” They “will ensure full compliance” regarding alcoholic service, which will be “ancillary” to their main food service. He stated that “to go alcohol would only be available with ‘to go’ food orders” and “must be sealed.”

Committee Member John Gresham arrived online at this time (7:00), making nine Committee Members present online (the Committee quorum was seven).

Ms. Gilman had not yet outreached to the neighbors. Mr. Alpers requested that information be sent to him.

MOTION (by Ms. O’Connell, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for a Conditional Use Permit for allow the sale and dispensing of beer and wine for on-site consumption with ancillary off-site privileges with to-go food orders for the property located at 5784 W Melrose Ave as presented on March 22, 2022 pending neighborhood outreach to the Hancock Park Homeowners Association and Larchmont Village Homeowners Association.

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

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

A. 6101-6117 W. Melrose Ave & 713-735 N. Seward St: (Ann D’Amato) Demo of existing 1-story commercial building and surface parking lot, and construction of a 5-story, 74-ft tall commercial development with a total floor area of 67,889 sq ft (67,242 sf of office space and 647 sf of retail space), 168 vehicular parking spaces and 26 bicycle spaces. With the addition of the existing building floor area that will remain on Lots 18-20 (developed with two, two-story commercial buildings) the Project proposes a FAR of 1.88 to 1. Case no(s): CPC-2021-2908-ZC-HD-ZAD-WDI-SPR, ENV-2021-2909-MND. Zoning: Melrose C4-1XL; Seward CM-1VL. TOC: not eligible. Area 8: Melrose. Applicants have met with the Larchmont Village HOA, Hancock Park HOA, and SoHo NA. All input has been shared with the developer for consideration and action. There will be a Public Hearing on Wednesday, March 30 at 11 am (notice can be found in meeting docs).

Mr. Curran noted the above. Mr. Alpers reported that the Hancock Park HOA is having some trouble setting up a meeting with the applicant. Cindy Chvatal, Hancock Park Homeowners Association President, reported that the applicant has not responded to recent communications.

MOTION (by Ms. Usher, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose project at 6101-6117 W. Melrose Ave. and 713-735 N. Seward St. for the reason that the applicant failed to return to the Land Use Committee to resolve our concerns with both neighborhood outreach and the proposed project itself.

MOTION PASSED by a roll call vote of the nine eligible voters present online with eight in favor (“Yes” or “Aye”) (Atlee, Carroll, Cunningham, Curran, Gilman, Gresham, O’Connell and Usher); one opposed (“No” or “Nay”) (Herman); zero abstained.

B. 5001 W. Wilshire Blvd (and Highland): (Eric Shabsis) Filing date: 4/22/21. Demo of an existing 2-story 36,330 square-foot commercial development and the construction of a new 8-story 105-ft, 242 unit mixed use building. Zoning: C4-2D. Case no(s): DIR-2021-3326-TOC-SPR-VHCA. TOC: Tier 3. Area 6: La Brea-Hancock. Applicants have met

with the Hancock Park HOA and La Brea Hancock HOA. They intend to work out some of the issues raised at those meetings and go back to the HOAs with their response, and subsequently the GWNC.

Ms. Chvatal reported that the applicant has not yet returned to the Hancock Park HOA; Mr. Alpers said they haven't heard from the applicant "since September." No Motion was made or vote taken.

- C. 6535 W. Melrose Ave, Ste 102: (Terri Dickerhoff) Filing date: 3/10/22. CUB for on-site sale of a full-line of alcohol in conjunction with a new sushi restaurant (Sushi Palace) 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. Applicant agreed to meet with the Hancock Park HOA and SoHo NA, and then come back to the GWNC to present any changes.

Mr. Curran noted the above. Ms. Chvatal reported that "we have not heard from them." No Motion was made or vote taken.

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

- A. 110 N Irving Blvd (Windsor Square HPOZ): (Nick Leathers, Crest Real Estate) The project consists of the construction of a new 2-story, 3,514 sf SFD with a 1,586 sf basement, detached 1-story garage, and rear swimming pool on a vacant Non-Contributing lot. The proposed project has been designed in a Tudor Revival style. Approx 8 trees will be removed, including one protected California Bay Laurel tree. Four new California Bay trees, two Crape Myrtle trees, and one Forest Pansy tree will be planted throughout the site. Case no(s): DIR-2021-10142-CCMP, ENV-2021-10143-CE. Hearing date: 3/16/22.
- B. 728 South Hudson Ave and 4700 W Wilshire Blvd (Park Mile): (Michael Gonzales, Gonzales Law Group APC) The project proposes a VTT Map for the merger and subdivision of 6 existing lots to allow for the creation of 2 new lots for the construction of proposed condominiums. The project involves the demo of a SFD for the construction, use, and maintenance of 12 condo residential units to be located within 6 detached 3-story, 45 ft tall duplex buildings; 36 non-protected trees on the project site and 15 street trees will be removed. Case no(s): VTT-83306-CN-HCA, ZA-2021-417-DRB-SPP-ZAA-F-HCA, ENV-2021-418-CE. Hearing date: Thursday, March 24 at 10:45 am

Mr. Curran noted the above.

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. Atlee will try to present about the above at next month's meeting. No Motion was made or vote taken.

B. Restaurant Beverage Ordinance: Ordinance passed by City Council last month 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.

Ms. Usher explained possible Ordinance versions. Mr. Curran recommended and it was agreed re-Agendize this. No Motion was made or vote taken.

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.

There was discussion 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.

Mr. Atlee reported that it appears that all Members have completed their Trainings.

B. Next GWNC Land Use Committee Meeting will be held at 6:30 pm on Tuesday, April 26, 2022, via Zoom.

Mr. Curran noted the above.

XI. ADJOURNMENT

MOTION (by Ms. O'Connell): to **ADJOURN** the Meeting.

MOTION to ADJOURN PASSED unanimously by a voice vote; zero opposed; zero abstained.

Mr. Curran declared the Meeting **ADJOURNED** at 7:52 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>.