



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, April 26, 2022
Minutes Approved May 24, 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 6:34 p.m.

B. Roll Call (Tommy Atlee)

The Secretary called the roll. Eleven of the 12 Committee Members were present online at the Roll Call: Tommy Atlee (Secretary), Madison Baker, Patricia Carroll, Rory Cunningham, Brian Curran (Chair), Karen Gilman, Dick Herman, Susan O’Connell, Daniela Prowizor-Lacayo, David Trainer and Jane Usher. John Gresham arrived later. No one 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 15 Stakeholders and guests.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Mr. Curran suggested to a Stakeholder who was considering the “livable communities” initiative to help organize a Town Hall Meeting including the Land Use Committee and the Quality of Life Committee. There was discussion of the GWNC writing letters after every Board action to ensure that the City knows how the GWNC voted.

III. CHAIRPERSON’S REPORT

A. GWNC Monthly Land Use Update

Mr. Curran indicated that there was no further update.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

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

MOTION (by Ms. Usher, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its March 22, 2022 Meeting as written.

Committee Member John Gresham arrived online at this time (6:38), making 12 Committee Members present online (the Committee quorum was seven).

MOTION PASSED by a roll call vote of the 12 eligible voters present online with 10 in favor (“Yes” or “Aye”) (Atlee, Carroll, Cunningham, Curran, Gilman, Gresham, Herman, O’Connell, Trainer and Usher); zero opposed; two abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Baker and Prowizor-Lacayo).

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

It was agreed to invite a representative of the 3377 W. Olympic Blvd. project, a TOC, [“construction of a 7-story, mixed-use development with 153 dwelling units and 5,000 sq ft of ground floor commercial space zoned R3-1 and C2-1.”] to present to the Committee.

V. **OLD BUSINESS** (Discussion and Possible Action).

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

- A. 5784 with Melrose Ave (5788, 5788 ½, 5786 Melrose Ave): (Maria Impala, Kenneth Sanhueza) Filing date: 12/1/21. 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 am - 2 am daily. Case no: ZA-2021-9831-CUB. Zoning: C2-1. Area 5: Hancock Park and Area 7: Larchmont Village.

Mr. Curran reminded that the Committee had voted to oppose this until outreach was done, which it was. Ms. Gilman reported that the representative presented April 12 to the LVNA, which voted to oppose the project “because of the late hours of operation proposed.” Developer representative Mr. Sanhueza showed slides and presented. There would be no exterior seats. The restaurant would be open until 3:00 a.m. He said they also presented April 18th to the HPHOA. He said “there would be no advertisement of the availability of alcohol on the outside of the rest”; he believed that there would not be significant additional traffic. Mark Alpers, of the HPHOA, reported that they unanimously approved the project. Mr. Gresham was concerned about the precedent of “alcohol sales for take-out”; a nearby ramen restaurant closes at 10:00 p.m. and does not sell any alcohol. He reminded that liquor licenses “run with the land,” not only the business. Ms. Prowizor-Lacayo noted that online advertising could include the availability of alcohol. Mr. Sanhueza reported that an LAPD Wilshire Division Vice Unit Officer “had no opposition to the request” and is “processing a letter of non-opposition to the request.” The LVNA’s Sam Uretsky said “there is no need to add more elements of disruption to the neighborhood.”

MOTION (by Mr. Atlee, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support 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 with Melrose Ave as presented on April 26, 2022.

AMENDMENT to the MOTION (by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee amends the above Motion to add the phrase “for a period of one year.”

The **AMENDMENT to the MOTION** was WITHDRAWN by Mr. Gresham.

MOTION FAILED by a roll call vote of the 12 eligible voters present online with five in favor (“Yes” or “Aye”) (Atlee, Baker, Curran, Herman and Trainer); six opposed (“No” or “Nay”) (Carroll, Cunningham, Gilman, Gresham, Prowizor-Lacayo and Usher); one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (O’Connell).

MOTION (by Ms. Usher, seconded by Mr. Atlee): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support 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 with Melrose Ave as presented on April 26, 2022, with the liquor service stopping at midnight.

AMENDMENT to the MOTION (by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee amends the above Motion to add the phrase “for a period of one year.”

The **AMENDMENT to the MOTION** was WITHDRAWN by Mr. Gresham.

MOTION PASSED by a roll call vote of the 12 eligible voters present online with 10 in favor (“Yes” or “Aye”) (Atlee, Baker, Carroll, Cunningham, Curran, Herman, O’Connell, Prowizor-Lacayo, Trainer and Usher); two opposed (“No” or “Nay”) (Gilman and Gresham); zero abstained.

VI. NEW BUSINESS (Discussion and Possible Action)

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

- A. 975, 977, 981, 987 S Manhattan Pl: (Jonathan Yang) Filing date: 11/10/21. Replace vacant parking lot with a 6-story, 120-unit 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: DIR-2021-9356-TOC-SPR-HCA, ENV-2021-9357-EAF. Zoning: R4-1. TOC: Tier 3. Area 3: Country Club Heights.

GWNC Administrator Julia Christiansen reported that had reported that the developer never responded to her emails.

MOTION (by Mr. Trainer, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose replacing a vacant parking lot with a 6-story, 120-unit multi-family residential building, over 1-story parking garage and two levels of subterranean parking at 975, 977, 981, 987 S Manhattan Pl: because the applicant did not appear before the Committee.

MOTION PASSED unanimously by a roll call vote of the 12 eligible voters present online with all 12 in favor (“Yes” or “Aye”) (Atlee, Baker, Carroll, Cunningham, Curran, Gilman, Gresham, Herman, O’Connell, Prowizor-Lacayo, Trainer and Usher); zero opposed; zero abstained.

B. Restaurant Beverage Program: The RBP is an administrative review process available for qualifying sit-down restaurants requesting to serve alcoholic beverages. The RBP eliminates the need to obtain a Conditional Use Permit, which significantly shortens the processing time and lowers the cost of obtaining the City's approval. To apply, restaurants must be located in a qualifying geographic area of the city and must comply with a set of 50+ standards. While the ordinance went into effect on March 31, applications for the program will not be accepted until the City Council designates the geographic areas where RBP will be available. City Planning will continue to provide updates as parts of the City become eligible to apply for the program.

1. Alcohol Sensitive Use Zone: In the CR, C1, C1.5, C2, C4, C5, CM, M1, M2, and M3 Zones, the sale or dispensing of alcoholic beverages for consumption on the premises shall be allowed administratively for one year without obtaining a conditional use approval as otherwise required, if all of the requirements and standards are met. Upon the completion of the one year provisional period, a review shall be completed and a determination shall be made if the sale or dispensing of alcoholic beverages for consumption on the premises shall be allowed to continue per the administrative clearance.

Ms. Usher explained the above, saying that this new City program "provides an opportunity for review" and would ask the City Council to designate Lower Larchmont between Beverly and 1st as a "Sensitive Use" area. Windsor Square resident Gary Gilbert opposed this and listed reasons why he believed "it sets a terrible precedent" and is "a gross misapplication of a City Ordinance," reporting that restaurants there have, for many years, served alcohol with no reported problems. Resident John Welborne supported the "Sensitive Use" designation. Amy Forbes, a Windsor Square Homeowners Association (WSHOA) Member, supported the RBP, saying that it would provide a review after one year that would protect the neighborhood if any of those restauranters sells their business to a less responsible owner. WSHOA Member Isabel Murr supported the designation. Ms. Usher noted that CD13 wasn't sure when the new Sensitive Uses map will be approved, so that it was important to vote at this meeting.

MOTION (by Ms. O'Connell, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee

"I move that the GWNC act to request that Lower Larchmont (from First to Beverly) be designated by the City as a sensitive-use zone under the City's Restaurant Beverage Program ordinance due to: (1) its Neighborhood Commercial planning designation, (2) the designation of all adjacent land uses as Low Residential and HPOZ, and (3) its hundred year history of no hard liquor uses. The one-year monitoring and compliance review required for sensitive-use zones will enable the restaurants, neighborhood and the City to learn whether the Restaurant Beverage Program works well on Lower Larchmont and should therefore continue in perpetuity."

Committee Member Daniela Prowizor-Lacayo had left by this time, 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 nine in favor ("Yes" or "Aye") (Baker, Carroll, Cunningham, Curran, Gilman,

Gresham, O’Connell, Trainer and Usher); zero opposed; two abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Atlee and Herman).

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

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

- A. 6101-6117 W. Melrose Ave & 713-735 N. Seward St: (Ann D’Amato) Filing date: 4/9/21. 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, 168 parking spaces and 26 bicycle spaces. The Project proposes a FAR of 1.88 to 1. Case no: 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. Public Hearing: 3/30; CPC Hearing: Thursday, June 9.

There was discussion that the developer talked with the Larchmont Village Neighborhood Association and the Hancock Park has a Homeowners Association (HPOHA). No Motion was made or vote taken.

- B. 5001 W. Wilshire Blvd: (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: DIR-2021-3326-TOC-SPR-VHCA. TOC: Tier 3. Area 6: La Brea-Hancock. Applicants have not yet presented to the LUC, but have met with the Hancock Park HOA and La Brea Hancock HOA (as of 3/11/22). They intend to work out some of the issues raised at those meetings and go back to the HOAs with their response.

Ms. Chvatal reported that the HPOHA) will meet again with the developer in early May. Issues include balconies, and a swimming pool that’d be “lit until late at night.” No Motion was made or vote taken.

- C. 6535 W. Melrose Ave, Ste 102: (Terri Dickerhoff) Filing date: 3/9/22. CUP to allow the on-site sale of full alcohol in conjunction with a 2,605 sf. full service restaurant (Sushi Palace) in a new mixed use building, with 56 indoor and 28 outdoor seats. Hours of operation will be 7 am-2 am indoor, outdoor until 11 pm, daily. Zoning: [Q] C2-1VL-SN. Case no: ZA-2022-1671-CUB, ENV-2022-1672-CE. Area 8: Melrose. Applicants presented to the LUC on 2/22/22 and agreed to meet with the Hancock Park HOA and SoHo NA.

Ms. Chvatal reported that the developer has not met with the HPOHA. Sheri Gasche, of the South Hollywood Neighborhood Association, will meet with the developer regarding late night operation and that parking access is planned to be through the alley adjacent to homes. No Motion was made or vote taken.

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

- A. 543 N. Wilcox Ave (Hancock Park HPOZ): 1,666 sf, 2-story addition to rear of existing 2-story residence. Case no: DIR-2022-1438-COA, ENV-2022-1439-CE.

Mr. Curran noted the above.

- B. 4221 W. Wilshire Blvd (Park Mile): Specific plan project permit compliance review for the installation of a 20 sf. non-illuminated, single face monument sign.

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 reported that the City will again consider it. No Motion was made or vote taken.

- B. 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. City Planning is still working to complete the motion (CF 21-1414) that was directed by the City Council, and will start making presentations on the bill in May.

Mr. Curran reported that the City is writing its own version of SB 9. No Motion was made or vote taken.

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

- A. Next GWNC Land Use Committee Meeting will be held at 6:30 pm on Tuesday, May 24, 2022, via Zoom.

Mr. Curran noted the above.

- B. Training reminders for land use will be sent out to several members of the LUC.

Mr. Atlee reported that some Members need to complete their land use training.

XI. ADJOURNMENT

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

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

The Meeting was **ADJOURNED** at 8:46 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>.