



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, June 28, 2022
Minutes Approved July 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 6:32 p.m.

B. Roll Call (Tommy Atlee)

The Secretary called the roll. Nine of the 12 Committee Members were present online at the Roll Call: Tommy Atlee (Secretary), Madison Baker, Rory Cunningham, Brian Curran (Chair), Karen Gilman, John Gresham, Dick Herman, David Trainer and Jane Usher. Patricia Carroll, Susan O’Connell and Daniela Prowizor-Lacayo arrived later. 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 16 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. Curran relayed that Board Member Jeff Carpenter was concerned about homes being developed on Orange and Cherokee regarding whether the street trees will be preserved and the front-facing oversize garage doors.

Committee Member Susan O’Connell arrived online at this time (6:38), making 10 Committee Members present online (the Committee quorum was seven).

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of May 24, 2022 Minutes.

MOTION (by Mr. Atlee, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its May 24, 2022 Meeting as written.

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

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

The “New Cases Filed with Los Angeles City Planning . . . 05/22/2022 to 06/19/2022” were reviewed. It was agreed to invite a representatives of the following projects to present to the Committee:

- 6801 W. Melrose Ave., ZA-2015-676-CUB-PA1, a CUB and plan approval to permit the continued off-site & on-site sale consumption of alcoholic beverages, including upgrade of beer and wine to full line of alcoholic beverages, in conjunction with an existing 2,244 sq. ft. liquor store with tasting room having hours of operation from 10:00 a.m. - 10:00 p.m., daily.
- 859 N. Highland Ave., ZA-2014-1565-CU-PA1, add second drive-thru lane to an existing Starbucks drive-thru restaurant.

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. 5001 W. Wilshire Blvd: (Eric Shabsis) Filing date: 4/22/21. Demo of an existing 2-story, 36,330 sf commercial development for a new 8-story, 105-ft, 242-unit mixed-use building. Case no(s): DIR-2021-3326-TOC-SPR-VHCA, ENV-2021-3327-SCEA. Zoning: C4-2D. TOC: Tier 3. Area 6: La Brea-Hancock.

Consultant Mr. Shabsis and Applicant Kimberly Paperin showed slides and presented. Mr. Shabsis said they have a “commitment to community engagement . . . before the application was submitted” they’d already presented to four local community organizations: Hancock Park Neighborhood Association; LaBrea-Hancock Park Homeowners Association; Sycamore Square Neighborhood Association; and the Woodside Homeowners Association, and “cont to have ongoing dialog . . . We have made significant changes to the project” upon feedback; “we’ve spoken with the immediate neighbors to the north.” Ms. Paperin listed design revisions made in response to neighbors’ and community organizations’ comments. She said their “family-owned company” has “owned the prop for several decades . . . it’s ready for some sort of redevelopment . . . we are enhancing the green space in the area” and 25 units are “affordable.” It has a roof deck, 293 residential parking stalls, 30 commercial parking stalls, with 143 permanent and 24 short-term bike stalls. She said “we want to try to prevent people from camping in the park . . . we are working with the City on that.” “The bollards were approved by the Fire Dept . . . we’ll make sure that cars can’t [get] around these bollards.” They are working with adjacent homeowners to have trees “that are the appropriate height for privacy” but that don’t “provide too much shade” for homeowners’ plants. She reviewed “rooftop noise mitigations” regarding the rooftop deck and the balconies. She assured that “we will have property management living on site.” Adjacent buildings are nine and ten stories tall. Consultant Jaime Poster said an “errata” will be submitted to the PLUM and City Council Files for those hearings. She promised that “we will keep you in the loop” for hearings dates to be scheduled. She said they’re doing an

SCEA [Sustainable Communities Environmental Assessment], not an EIR, because this project “doesn’t have any un-mitigatable impacts.”

The HPHOA’s Mark Alpers said “we still have concerns”; he was concerned that neighbors would have to “put up with a lot of noise” from the rooftop deck and the transformers. The HPHOA’s Cindy Chvatal reported that the HPHOA will vote at their July meeting on whether to support or oppose the project; she requested that this Committee not vote until after the LBNA votes. Cathy Roberts, of the LaBHNA, reported that project representatives gave a 2 ½-hour presentation at their May 17th meeting; concerns raised included camping and rooftop noise. The LaBHNA will vote at its July 19th meeting; she requested that this Committee not vote until after the LBNA votes. Ms. Usher requested, and Mr. Alpers, Ms. Chvatal and Ms. Roberts agreed, to list conditions for this Committee to consider. Ms. O’Connell urged the developer to not use glued-on stone on the exterior. The Committee agreed to not take a position at this time. Mr. Shabsis said “you have our word that we will come back to the Committee . . . we welcome continued dialog with” Homeowners’ and Neighborhood Associations.

MOTION (by Mr. Trainer, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the demolition of an existing 2-story, 36,330 square-foot commercial development for a new eight-story, 105-ft., 242-unit mixed-use building for the property located at 5001 W. Wilshire Blvd. as presented on June 28, 2022, pending the final determination of the Hancock Park Homeowners Association, the LaBrea-Hancock Homeowners Association, the Sycamore Square Neighborhood Association and the Brookside Homeowners Association.

DISCUSSION: Ms. Paperin said that “demolition is not scheduled for quite some time.”

Committee Members Patti Carroll (at 8:05) and Daniela Prowizor-Lacayo (at 8:11) arrived online by this time, making all 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 nine in favor (“Yes” or “Aye”) (Baker, Carroll, Cunningham, Curran, Gilman, Gresham, O’Connell, Trainer and Usher); one opposed (“No” or “Nay”) (Herman); two abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Atlee and Prowizor-Lacayo).

B. 3377 W. Olympic Blvd: (Heagi Kang) Filing date: 4/22/22. Demo of 3 existing commercial structures (auto body shop, nursery, and non-operating restaurant with open parking lot) for a new 7-story, mixed-use commercial and apartment development with a total proposed of maximum 5,000 sf of commercial space and 153 dwelling units. Case no(s): DIR-2022-2825-TOC-WDI-HCA, ENV-2022-2826-EAF. Zoning: C2-1. TOC: Tier 3. Area 3: Country Club Heights.

Mr. Kang showed slides and presented; Aswin Wijaya also was present. They are requesting increased height, adding 22 feet to the 45-foot limit for a total 67-foot height, and an open space reduction. They are “willing to” contact neighbors but have not yet done so; he agreed to reach out to neighbors for feedback. There would be 200 parking spaces. Ten percent, or 16, would be affordable units. Mr. Gresham note that the Country Club Park organization wants to weigh in on projects.

MOTION (by Ms. O’Connell, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the demolition of three existing commercial structures (auto body shop, nursery, and non-operating restaurant with open parking lot) for a new seven-story, mixed-use commercial and apartment development with a total proposed of maximum 5,000 square feet of commercial space and 153 dwelling units for the property located at 3377 W. Olympic Blvd. as presented on June 28, 2022, pending community outreach and a reappearance to this group.

Committee Member Dick Herman had left by this time (9:14), making 11 Committee Members present online (the Committee quorum was seven).

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, O’Connell, Prowizor-Lacayo, Trainer and Usher); zero opposed; zero abstained.

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

A. 4001 W. 6th St (Korean steakhouse, Daedo Sikdang): (Ariel Gutierrez) Filing date: 1/20/22. Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with a 12,484 sf. restaurant (6,200 sf. existing/2,684 sf. new expansion) accommodating 243 indoor seats, having karaoke for entertainment, and having the hours of operation from 11am- 2am daily. Case no: ZA-2022-418-CUB. Zoning: C2-1. Area 12: Western-Wilton. Hearing date: 6/8/22.

1. Applicant rep presented to the LUC on 5/24/22. A motion was made to oppose the CUB until further neighborhood outreach has been done and the project rep returns to the Committee with updates. No decision was made at the 6/8 hearing. The ZA requested a second hearing to be scheduled sometime this summer.

GWNC Administrator Julia Christiansen reported that there’ll be a second Hearing this summer. Ms. Usher requested and Ms. Christiansen agreed to request a presentation if community outreach is done.

B. 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 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.

1. 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. The Hancock Park HOA is opposed to the 5-story height, but would support 3-stories, as mentioned at the May 24 meeting. Hearing date: 3/30/22; CPC hearing: 7/28/22 (postponed from 6/9/22).

Ms. Gilman reported that the above organizations requested that this be re-Agendized under “old business.” She requested that the Larchmont Village Neighborhood Association be so noted, not as a Homeowners Association.

MOTION (by Ms. Gilman, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose

demolition of an existing one-story commercial building and surface parking lot, and construction of a five-story, 74-ft. commercial development with a total floor area of 67,889 sq ft., 168 parking spaces, and 26 bicycle spaces for the project located at 6101-6117 W. Melrose Ave. and 713-735 N. Seward St., as the developer never returned to this Committee and because of Neighborhood Associations' disapproval of the height, parking provisions, construction mitigations and open space impact on the neighborhood.

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, O'Connell, Prowizor-Lacayo, Trainer and Usher); zero opposed; zero abstained.

Ms. Gilman wanted to ensure that a letter is sent to the City Planning Commission.

Committee Member Susan O'Connell left at this time (9:30), making 10 Committee Members present online (the Committee quorum was seven).

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

A. 728 S. Hudson Ave (Park Mile): Demo of SFD with attached garage and construction of 12, 3-story condominium units paired into 6 duplexes. Case no: ZA-2021-417-DRB-SPP-ZAA-F-HCA. Area 1: Brookside.

The above was not addressed.

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.

MOTION (by Mr. Atlee, seconded by Madison Baker.): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the Motion by Councilmember Blumenfield to expand Fire District 1 to other areas of the City of Los Angeles.

DISCUSSION: Jamie York, Reseda Neighborhood Council Board Member, reported that lobbyists have been penalized for not registering as lobbyists, and not telling truth about the issue; she believed that the Ordinance is bad for the environment.

Committee Member David Trainer had left by this time (9:35), making nine Committee Members present online (the Committee quorum was seven).

MOTION FAILED by a roll call vote of the nine eligible voters present online with three in favor ("Yes" or "Aye") (Atlee, Baker and Curran); six opposed ("No" or "Nay") (Carroll, Cunningham, Gilman, Gresham, Prowizor-Lacayo and Usher); zero abstained.

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 thereafter.

This Item was not addressed.

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, July 26, 2022, via Zoom.

Mr. Curran noted the above.

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

The above was noted.

XI. ADJOURNMENT

The Meeting was **ADJOURNED** at 9:35 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>.