



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, July 26, 2022
Minutes Approved August 23, 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. Seven of the 12 Committee Members were present online at the Roll Call: Tommy Atlee (Secretary), Rory Cunningham, Brian Curran (Chair), Karen Gilman, Dick Herman, Susan O’Connell and David Trainer. Patricia Carroll, John Gresham and Jane Usher arrived later. Madison Baker and Daniela Prowizor-Lacayo 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

There were no public comments at this time.

Committee Members John Gresham and Jane Usher arrived online at this time (6:37), making nine Committee Members present online (the Committee quorum was seven).

III. CHAIRPERSON’S REPORT

A. GWNC Monthly Land Use Update.

Mr. Curran requested that Item #IX. C. be Tabled.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of June 28, 2022 Minutes.

MOTION (by Ms. O’Connell, seconded by Mr. Atlee): The Greater Wilshire Neighborhood Council Land Use Committee adopts the Minutes of its June 28, 2022 Meeting as written.

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

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

The “New Cases Filed with Los Angeles City Planning . . . 06/19/2022 to 07/16/2022” were reviewed. It was agreed to Agendize presentation of the 652 S. Orange Dr. project [construction of a new 3,318 SF SFD with deviation from the height and RFA ON A 6,751.3 SF lot zoned in R1R3-RG]. Resident Cathy Roberts noted that the construction has been going on for at least three years, with multiple complaints filed by neighbors; it may have a rear garage.

V. **Old Business** (Discussion and Possible Action).

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

- A. 4001 W. 6th St (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: 8/2/22.

Daedo Sikdang restaurant project representative Mr. Gutierrez updated. This would upgrade the 2019 license from beer and wine to a full line. He either door-knocked and there was no answer or neighbors declined to sign to support the project; three apartment buildings are adjacent to and affected by the project. The owner wants to close at 2:00 a.m. “to be competitive” and because some customers arrive very late.

MOTION (by Mr. Herman, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with a 12,484 sf. restaurant for the property located at 4001 W. 6th St. as presented on July 26, 2022.

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

- B. 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.

Project representative Mr. Shabsis reported that he went back to three Homeowner Associations. Ms. Roberts confirmed that the LaBrea-Hancock Park Homeowner Association (LPHOA): issued a conditional letter of support. Cindy Chvatal, Hancock Park Homeowner Association (HPHOA) President, confirmed that they issued a conditional letter of support. Mr. Shabsis said he received no response from the

Sycamore Square Neighborhood Association. He said that Owen Smith, of the Brookside Homeowners Association (BHA), said that the BHA was satisfied with the project. Mr. Shabsis said the developer is willing to accept the conditions and that “there are no changes to what we presented to this Committee last month.” Ms. Usher relayed that the City Planning Department indicated that letters need to be more specific than just indicating general “support.”

MOTION (by Mr. Atlee, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project at 5001 Wilshire Blvd., as presented on July 26, 2022, with the conditions set forth in the letters from the LaBrea-Hancock Park Homeowners Association (dated July 20, 2022) and the Hancock Park Homeowners Association (dated July 24, 2022) to the L.A. City Planning Dept.

DISCUSSION: Mr. Atlee read the conditions listed in the LPHOA and HPHOA letters.

Committee Member Patti Carroll arrived online at this time (7:10), making 10 Committee Members present online (the Committee quorum was seven).

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

Mr. Shabsis said he will attend the GWNC Board meeting and that the City Council is due to consider the project in September.

VI. New Business (Discussion and Possible Action).

A. None at this time.

VII. REQUESTS FOR FUTURE AGENDA ITEMS

A. 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. (This project was opposed pending neighborhood outreach in June. They have been sent contact information for the Country Club Park NA, who will also provide contacts for adjacent neighbors.)

Mr. Curran reported that the Committee had opposed the project pending outreach to neighbors. GWNC Administrator Julia Christiansen said that she connected the Country Club Park Neighborhood Association with the developer.

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

A. 4750 Wilshire Blvd (Park Mile): Subdivision of one lot comprising 136,907 sf into two lots, tenant improvement, and change of use for a portion of an existing 3-story 393,150 sf office building from commercial to residential, with a total of 68 dwelling units and

135 parking spaces. Commercial portion will have 96 parking spaces. Case no: AA-2021-6412-PMLA-HCA. Hearing date: 7/13/22.

Mr. Curran noted the above.

- B. 543 N. Wilcox Ave (Hancock Park HPOZ): Construction of a 1,666 sf, 2-story addition at the rear of an existing 1-story 2,498 sf SFD, and relocation of existing garage. Case no: DIR-2022-1438-COA. Hearing date: 7/13/22.

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. Curran noted that the Committee has discussed this numerous times. Mr. Atlee indicated that the Councilman's Office hadn't responded. Ms. Usher reported that her research showed that various people weren't sure why the Councilman made the Motion.

MOTION (by Mr. Atlee, seconded by Mr. Trainer): 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 due to the potential effect the expanded Fire District 1 would have on constructing multi-family apartments and due to the failure of the Councilman's office to respond to the Committee's request to explain the Motion.

DISCUSSION: Mr. Herman noted that it is a very unusual Motion to be made by a City Councilmember.

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

- B. Wilshire Community Plan Update (last updated in 2001, 1988, 1976): A Community Plan is an integral part of the General Plan, the fundamental policy document of the City of Los Angeles. The General Plan defines the framework by which the City's physical and economic resources are to be managed and utilized over time. The Community Plans further refine the General Plan, and are intended to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in the community.

Mr. Atlee reported that the above soon will be considered by the City. 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. 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.

Mr. Curran requested and the Committee agreed to TABLE the above Item pending City Planning Commission action.

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, August 23, 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. Curran noted the above.

Also, Ms. Christiansen worked with Ms. Usher to improve presentation guidelines for applicants. Ms. Gilman reported that the Windsor Square HOA, the HPHOA, the South Hollywood HOA and the Larchmont Village Neighborhood Association have joined together to oppose the project at Seward and Melrose that Ms. Usher described as “incredibly tall” and “inconsistent” with the Hollywood Community Plan. Mr. Atlee reported on the project at 933 S. Grammercy Pl.; Mr. Cunningham reported that the developer reneged on their promise to provide four affordable housing units; only two were provided.

XI. Adjournment

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

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

The Meeting was **ADJOURNED** at 8:07 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>.