



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, August 23, 2022
Approved September 27, 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 / Mr. Atlee called the roll. Eight of the 12 Committee Members were present online at the Roll Call: Tommy Atlee (Secretary), Patricia Carroll, Rory Cunningham, Brian Curran (Chair), Karen Gilman, Daniela Prowizor-Lacayo, David Trainer and Jane Usher. Dick Herman arrived later. Madison Baker, John Gresham and Susan O’Connell 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 10 Stakeholders and guests.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Ms. Roberts attended a City Housing Element webinar; she reported that the Element “creates overlays” and is a “blueprint.” The City “want[s] to upzone Notre Dame High School, Grauman’s Chinese Theatre and the Egyptian Theatre,” examples, she believed, of how the Element used a broad brush rather than understanding the specifics of each neighborhood. She wanted the City to be asked to make revisions; Mr. Cunningham added that people from around the state attended and that the webinar organizers have a useful template for addressing upzoning. Ms. Roberts’ neighborhood may already have been “upzoned substantially.” Resident Cindy Chvatal, a founding member of United Neighbors [<https://www.unitedneighbors.net>], added more about the statewide effort; she encouraged attending their meetings and visiting their website.

III. CHAIRPERSON’S REPORT

A. GWNC Monthly Land Use Update.

Mr. Curran indicated that there was no report

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of July 26, 2022 Minutes.

MOTION (by Mr. Atlee, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its July 26, 2022 Meeting as written.

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, Herman, Trainer and Usher); zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Prowizor-Lacayo).

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

The “New Cases Filed with Los Angeles City Planning, (Sorted by Certified Neighborhood Council), (07/17/2022 to 08/14/2022)” Report was reviewed. Mr. Atlee reported that, for the 975 S. Manhattan Pl. project [“TOC review for 120-unit residential building”], the City already issued a “letter of determination.” GWNC Administrator Julia Christiansen reported that the developer did not respond to her outreach, there’s no Hearing notice, and the City reported that no objection was filed.

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

A. None at this time

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 subsection first paragraphs are copied from the Agenda.*]

A. 6801 Melrose Ave. (at Mansfield): (Matthew Mello) Filing date: 5/25/22. A Plan

Approval to continue the off-site sale of a full line of alcoholic beverages and the on-site consumption of alcoholic beverages in conjunction with an existing 2,244 sf. wine and liquor store (Domaine LA) having hours of operation from 10 a.m. - 10 p.m., daily. Case no: ZA-2015-676-CUBPA1. Zoning: C4-1XL. Area 8: Melrose.

Owner/Operator Jill Bernheimer also was present. Representative Mr. Mello, of Domaine LA, presented and showed slides of the project and business that has been on the northwest corner of Melrose and Mansfield since 2009. There is a parking lot. Mr. Mello said “we’re not requesting anything different”; only “the same conditions . . . they’re an operator in good standing.” Mr. Trainer said “this is a really admirable business.”

MOTION (by Mr. Atlee, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Conditional Use Permit to continue the off-site sale of a full line of alcoholic beverages and the limited on-site consumption of alcoholic beverages in conjunction with an existing 2,244 sf. wine and liquor store having hours of operation from 10 a.m. - 10 p.m., daily for the property located at 6801 Melrose Ave. as presented on August 23, 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, Carroll, Cunningham, Curran, Gilman, Herman, Prowizor-Lacayo, Trainer and Usher); zero opposed; zero abstained.

B. 859 N. Highland Ave. (at Willoughby): (Elizabeth Valerio) Filing date: 5/25/22. Addition of a 2nd drive-thru lane to an existing Starbucks drive-thru. Case no: ZA-2014-1565-CU-PA1. Zoning: [Q]C2-1VL-SN. Area 8: Melrose.

Ms. Valerio presented and showed slides. She reported that the original permit was approved in 2014 and “the building is a historical site . . . the exterior won’t be touched at all . . . there will be interior remodel[ing] . . . to increase the productivity . . . [they are] adding a second drive-through lane . . . [will] maintain 15 parking spaces . . . [and] maintain the current landscaping . . . “ She said the property is considered a “commercial corner” and “the footprint of the building stays the same.” She acknowledged community complaints about traffic backing up into the street; that’s why they’re adding a second drive-through lane. Also, “all the water runoff goes into a system under the ground.”

MOTION (by Mr. Atlee, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the proposed addition of a second drive-through lane to an existing Starbucks drive-through for the property located at 859 N. Highland Ave. as presented on August 23, 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, Carroll, Cunningham, Curran, Gilman, Herman, Prowizor-Lacayo, Trainer and Usher); zero opposed; zero abstained.

C. *652 S. Orange Dr.* (btw. Wilshire and 6th): (Michael Y. Mark) Filing Date: 6/23/22. Zone Variance request for a new 3,318 sf. single family home with deviations for height and residential floor area on a 6,751 sf. lot. (Construction of this home began in 2017, but due to contractor issues and ultimately, Covid, the project was never completed. The original permit was applied for in 2016, prior to new zone changes taking effect, which allowed for a front mass max height of 28 ft. that has already been built, however, current zoning only allows for a max height of 20 ft. = 40% deviation. RFA is currently 415 sf. over the max allowed.) Case No: ZA-2022-4485-ZV-HCA. Zoning: R1R3-RG. Area 6: La Brea-Hancock.

Resident Cathy Roberts reported that the La Brea-Hancock Homeowners Association was concerned about the project’s “structural integrity” and other things. She relayed that resident Jeff Carpenter said that the applicant said they’ll present at the September Committee meeting.

MOTION (by Mr. Atlee, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the Zone Variance request for a new 3,318 sf. single family home with deviations for height and residential floor area on a 6,751 s.f. lot for the property located at 652 S. Orange Dr. because the developer was requested, but declined, to appear and present to the Committee.

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, Herman, Prowizor-Lacayo, Trainer and Usher); zero opposed; zero abstained.

D. Revisions to GWNC Land Use Committee Submission and Presentation Guidelines.

Ms. Usher, who crafted the guidelines, presented. The Guidelines were shortened to a one-page form. Board President CS was concerned about whether deliveries during and after construction; bicycle parking; ridesharing; and more are adequately addressed. There was extensive discussion of whether the shorter or a longer version would be better. Ms.

Carroll reminded that the Committee can always ask questions that are not in the Guidelines. It was noted that “this is a living document,” changeable at any time.

MOTION (by Mr. Atlee, seconded by Ms. Prowizor-Lacayo): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board adopt the revisions to the GWNC Land Use Committee Submission and Presentation Guidelines.

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, Herman, Prowizor-Lacayo, Trainer and Usher); zero opposed; zero abstained.

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

- A. 3377 W. Olympic Blvd (at Gramercy Dr.): (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 maximum of 5,000 sf. of commercial space and 153 dwelling units. Case no: DIR-2022-2825-TOC-WDI-HCA, ENV-2022-2826-EAF. Zoning: C2-1. Area 3: Country Club Heights. TOC: Tier 3. (This project was opposed pending neighborhood outreach in June. The applicants have just recently made contact with the Country Club Park NA and plan to meet with the NA and adjacent neighbors in the near future.)

Mr. Curran - applicant presented and outreached to the Country Club Park Neighborhood Association and adjacent neighbors; the Committee awaits an update.

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

- A. None at this time

IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION

(Discussion and Possible Action)

- A. Council File 22-0158: Los Angeles Municipal Code / 12.03 / 12.80 / 12.81 / Shelters for the Homeless / Interim Housing / Zones. On March 28, 2017, the LA City Council adopted Ordinance No. 184836 to amend Section 12.03, 12.80, and 12.81 of the Los Angeles Municipal Code (LAMC) to more quickly establish temporary homeless emergency shelters during a declared shelter crisis. In particular, LAMC Sec. 12.80 allows for temporary shelters for the homeless on City owned and leased properties in any zone as a matter of right. LAMC Sec. 12.81 allows for temporary shelters to be established and operated in the R3, RAS3, R4, RAS4, R.5, C2, C4, C5, CM, MI, M2, and M3 zones, if the shelter is operated by a religious institution or a nonprofit, charitable organization on property the organization owns or leases. A motion introduced by Councilmembers in February 2022 could further amend Sections 12.03, 12.80, and 12.81 of the LAMC to allow "shelters for the homeless" and other forms of interim housing to be established and operated on properties located outside of R3, RAS3, R4, RAS4, RS, C2, C4, CS, CM, MI, M2, and M3 zones during a declared shelter crisis.

Ms. Usher noted that Neighborhood Councils have filed Community Impact Statements about this, some supporting and some opposing. There was extensive discussion of the Motion’s meaning and possible impacts, and what the GWNC could do. She noted that non-residences in R-1 zones usually and statewide have been subject to review; this Motion would allow shelters “by right” and without review.

MOTION (by Mr. Trainer, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board submit a Community Impact Statement supporting the right to shelter but opposing the Motion by City Councilmembers Bonin, Raman, and Harris-Dawson to allow "shelters for the homeless" and other forms of interim housing to be established and operated on properties located outside of R3, RAS3, R4, RAS4, RS, C2, C4, CS, CM, MI, M2, and M3 zones during a declared shelter crisis for the following reasons: 1. The Motion appears to be premature; the City has not made use of full zones under the current LAMC that could be used without this amendment; 2. Uses in R1 or R2 zones seem to require community input and case-by-case attention to property and uses that are different from commercial and industrial zones; and 3. We look forward to reading the report and weighing in with greater specificity at that time.

MOTION PASSED by a roll call vote of the nine eligible voters present online with eight in favor ("Yes" or "Aye") (Carroll, Cunningham, Curran, Gilman, Herman, Prowizor-Lacayo, Trainer and Usher); zero opposed; one abstained (the GWNC counts abstentions as neither "yes" votes nor "no" votes) (Atlee).

- B. Council File 22-0392: Digital Off-Site Signs / Outdoor Advertising / Transportation Communication Network Program Structure / Los Angeles County Metropolitan Transportation Authority (Mr. Atlee). Ordinance to allow digital off-site signs to be displayed on structures that are part of the Transportation Communication Network Program between the City and the Los Angeles County Metropolitan Transportation Authority (Metro).

Ms. Gilman explained that the advertising would be digital on bus benches and at bus shelters. Mr. Atlee suggested that this may be a transportation, not land use, issue. Mr. Trainer believed that "digital advertising is highly intrusive" and that "it is a land use issue. Ms. Usher believed that the Ordinance would amend the Zoning Code; "it's sort of an open door . . . who knows what would end up in the public right-of-way" or "outside your front door." Ms. Roberts noted that the GWNC Quality of Life Committee has been discussing this. Ms. Usher reported that "contracts are being approved and signed."

MOTION (by Ms. Prowizor-Lacayo, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the ordinance to allow digital off-site signs to be displayed on structures that are part of the Transportation Communication Network Program between the City and the Los Angeles County Metropolitan Transportation Authority (Metro).

Committee Member Dick Herman had left by this time (8:42), making eight Committee Members present online (the Committee quorum was seven).

MOTION PASSED by a roll call vote of the eight eligible voters present online with seven in favor ("Yes" or "Aye") (Carroll, Cunningham, Curran, Gilman, Prowizor-Lacayo, Trainer and Usher); one opposed ("No" or "Nay") (Atlee); zero abstained.

- C. 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 believed that, while there wasn't a time set for the Community Plan update, the Committee should remove this Item from the Agenda. [See <https://planning.lacity.org/plans-policies/community-plans.>]

D. 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 will report back to the Committee. No Motion was made or vote taken.

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

GWNC Board President Conrad Starr said that information will be emailed to Mr. Curran regarding "automated parking systems."

A. Next GWNC Land Use Committee Meeting will be held at 6:30 pm on Tuesday, September 27, 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.

XI. ADJOURNMENT

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

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

The Meeting was **ADJOURNED** at 8:48 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>.