



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, September 27, 2022
Approved October 25, 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 6:31 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, David Trainer and Jane Usher. Patricia Carroll, John Gresham, Susan O’Connell and Daniela Prowizor-Lacayo arrived later. Madison Baker 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 20 Stakeholders and guests.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no public comments at this time.

Committee Members Patti Carroll, John Gresham and Susan O’Connell arrived online by 6:37, making 10 Committee Members present online (the Committee quorum was seven).

III. CHAIRPERSON’S REPORT

A. GWNC Monthly Land Use Update.

Mr. Curran noted the small but increasing number of ADU’s (Accessory Dwelling Units) being built in the San Fernando Valley.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of August 23, 2022 Minutes.

MOTION (by Mr. Trainer, seconded by Mr. Atlee): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its August 23, 2022 Meeting as written.

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

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

The “New Cases Filed with Los Angeles City Planning . . . 08/14/2022 to 09/25/2022” were reviewed. Regarding 124 N. Manhattan Pl. (“Parcel Map filing for four new residential condominiums”), it was noted that construction already started. Mr. Atlee will try to get applicants to present at the next meeting regarding 4722 W. Elmwood Ave. (“demolition of existing structures and construction of a new 39,330sf six-story, 67' high, 33-unit apartment building utilizing TOC incentives”). Regarding 147 N Windsor Blvd. (“addition of 595 sq ft to SFD and increase encroachment plane height”), it was noted that there was no need for a presentation of the TOC project. Regarding the 6101 W. Melrose Ave. project (“demolition of the existing one-story commercial building and surface parking lot and the construction of a five-story commercial-office development”), it was noted that the project had come to an agreement with the local neighborhood associations.

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

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

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.

Mr. Kang presented and showed slides. He said they had a community meeting September 9th that 14 people attended. Traffic, height and density concerns were addressed. He said they “changed a little bit of the façade material . . . it’s more vibrant, friendlier . . . two different tones . . . this is what I presented to the neighbor . . . the ground floor is lobby area, café and retailer.” The developer may convert the apartments to condos. There was discussion and a request of Mr. Kang to report to the Committee regarding how many units would be sold at a below market rate and whether the terms would hold for 55 years. Tom Smith, of the Country Club Park Neighborhood Association, said the height would block a significant amount of neighbors’ sunlight.

Committee Member Daniela Prowizor-Lacayo arrived online at 6:55, making 11 Committee Members present online (the Committee quorum was seven).

No Hearing has yet been set. Mr. Gresham recommended to Mr. Kang to contact Myra Sanchez for guidance. Mr. Kang indicated that they await Building Permit clearances, some of which he listed.

MOTION (by Ms. Usher, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project at 3377 W. Olympic Blvd. subject to confirmation from the applicant and the City of Los Angeles, whether it's the Planning Department or the Housing Department, that the required affordable units will remain, and be leased and/or sold, as affordable for a period of 55 years, whether the units are leased as apartments or sold as condominiums.

DISCUSSION: There was more discussion regarding ensuring that affordable units will remain, and be leased and/or sold, as affordable for a period of 55 years, whether the units are leased as apartments or sold as condominiums.

MOTION PASSED unanimously by a roll call vote of the 11 eligible voters present online with all 11 in favor ("Yes" or "Aye") (Atlee, Carroll, Cunningham, Curran, Gilman, Gresham, Herman, O'Connell, Prowizor-Lacayo, Trainer and Usher); zero opposed; zero abstained.

VI. New Business (Discussion and Possible Action).

- A. 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. Case No: ZA-2022-4485-ZV-HCA. Zoning: R1R3-RG. Area 6: La Brea-Hancock.

Owner Mr. Mark presented and showed slides. He said the project is "right next to the BMW parking lot." He bought it in 1975 and; "for sentimental reasons, I want to keep it for my children." He is rebuilding because of water damage. He has a 2017 Permit based on a 2014 quote. He said it is in an R1-1 zone that allows up to 28' in height. He began construction in November 2017; there were many issues with the construction company, so he stopped working with them in June 2019 and, got another contractor. Later, he got re-Permitted according to new Code requirements. They "already completed all the foundation work and the framing is mostly done." Meanwhile, he has had a handyman close openings to try to keep out squatters. Architect Sean Wang showed a video rendering of and further described the inside and outside of the project. Mr. Herman believed the project to be too big for the neighborhood. Mr. Mark applied in June 2022 and expects a Hearing date to be in early 2023.

Across-the-street neighbor Jan Dombroff believed the project looks different than the photo shown in the presentation. She has complained for four years about the home's appearance and described the front yard as "a dump . . . missing half its windows" and that the house is "in deplorable condition." She's "never been able to get a hold of him . . . There's no way they're going to allow this building to stand . . . it is a huge concern for the whole neighborhood." Neighbor Genia Kaplin-Quinn, whose home faces the back of the project, stated that "we've watched windows fall out of this house . . . I don't believe the applicant has been truthful in his presentation." She described people breaking in and stated that "the house is literally rotting . . . they have not been good neighbors . . . it's a blight on the neighborhood." Neighbor Jessica said "it's rotten . . . there's no way they

can build on it . . . it needs to be torn down.” Mr. Mark said “I know all the roots are rotten . . . it’s all going to come down.”

MOTION (by Ms. Prowizor-Lacayo, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the proposed 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 for the property located at 652 S. Orange Dr. as presented on September 27, 2022 due to the change in zoning subsequent to the initiation of construction but prior to the finalization of any construction Permits; also specifically due to neglect and a failure to maintain a safe and secure construction site; further due to perform adequate community outreach; and due to the dilapidated and unusable condition of the construction that has occurred to date.

DISCUSSION: Mr. Mark said that, if the Permit is not granted, he probably will sell the property.

MOTION PASSED unanimously by a roll call vote of the 11 eligible voters present online with all 11 in favor (“Yes” or “Aye”) (Atlee, Carroll, Cunningham, Curran, Gilman, Gresham, Herman, O’Connell, Prowizor-Lacayo, Trainer and Usher); zero opposed; zero abstained.

VII. REQUESTS FOR FUTURE AGENDA ITEMS

A. None at this time

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 21-1230-S1: Housing Element / General Plan / Targeted Amendment. On June 14, 2022, the LA City Council adopted the targeted amendments to the 2021-2029 Housing Element. The Housing Element is one of eight state-required elements of the city's General Plan, and the only element required to be updated on a consistent (8-year) schedule and be reviewed by the state for consistency with state law. The proposed amendments include the modification and addition of implementation programs to clarify metrics, milestones, actions, and strategies to affirmatively further fair housing (AFFH), as well as expand place-based programs to encourage community revitalization; and the correction of formatting and typographical errors.

Mr. Atlee noted that the Committee discussed this at its last meeting. Mr. Curran will report to the Board that the Committee is considering a subcommittee to review the Housing Element zoning changes for the Greater Wilshire area and to propose possible improvements and invite interested Stakeholders to attend the next Committee meeting.

Ms. Gilman described the project at Melrose and Seward. There were negotiations between the lawyer from one of several affected Neighborhood Associations and the developer. There

would be no residential units, only offices with retail on the ground floor. Use of the rooftop patio would be until 10:30 p.m. Saturdays-Wednesdays, and 11:00 p.m. on Thursdays and Fridays. There would be increased vegetation on the outside decks to create more sound buffers and some kind of blanket to muffle construction noise. The ground floor coffee shop would be open to the public. There'll be no public art on the Melrose side, only on the Seward side. The Fremont Library would be protected from vibration and monitored.

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, October 25, 2022, via Zoom.

Mr. Curran noted the above

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

XI. ADJOURNMENT

Mr. Curran declared and the Committee agreed to **ADJOURN** the Meeting at 8:24 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>.