



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, October 25, 2022
DRAFT Minutes [to be replaced by “Approved _[Month]_ _[date]_, 202_[year]_”]

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 www.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 6:36 p.m.

B. Roll Call (Tommy Atlee)

Secretary Tommy 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, Susan O’Connell, David Trainer and Jane Usher. Madison Baker, John Gresham, Dick Herman 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 13 Stakeholders and guests.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Michael Bodie, a St. Andrews Pl. resident, saw a Notice of Demolition on a nearby auto body shop. He described himself as “pro-development,” however, “we as a community have not received any kind of outreach” about a proposed apartment building; he wanted to discuss it with the developer. Ms. Usher explained that the City already issued a Letter of Determination and approved the project. St. Andrews Pl. residents Kevin, and also Aliza Pollack, Loretta Ramos and Danny supported what Mr. Bodie said and requested help.

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 September 27, 2022 Minutes.

Committee Member Susan O’Connell left at this time (6:56), making seven Committee Members present online (the Committee quorum was seven).

MOTION (by Ms. Usher, seconded by Mr. Atlee): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its September 27, 2022 Meeting as written.

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

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

The Report was reviewed. It was agreed to Agendize and invite a representatives of the 200 S. Gramercy Pl. [“approx 72 sf addition to kitchen area ZAA-area, height, yard, and bldg line adjmnts gt 20% (slight modifications”] and 833 N. Las Palmas Ave. [“four (4) small lot subdivision with single family dwelling and two parking spaces per lot”] projects to present to the Committee.

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 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. Zoning: C2-1. Area 3: Country Club Heights. TOC: Tier 3.

Mr. Kang was unavailable to present. It was agreed to Table the above Item.

VI. New Business (Discussion and Possible Action).

A. 124 N. Manhattan Pl. (btw. 1st and Council): (Nick Leathers) Filing date: 8/18/22. Conversion of (2) 3-story duplexes under construction to (4) 3-story condos. Case no: AA-2022-5998-PMLA-CN-HCA. Zoning: R3-1. Area 10: Ridgewood-Wilton-St. Andrews Square. TOC: Tier 2.

Representative Mr. Leathers presented, with his colleague Ted Nolan also present. They are seeking a Parcel Map approval. The project currently is being constructed. It previously was a single-family home on a 6,500 square-foot lot. They showed slides and said “we are maintaining the street trees in front.”

MOTION (by Mr. Trainer, seconded by Ms. Usher): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the conversion of (two) three-story duplexes under construction to (four) three-story condos for the project at 124 N. Manhattan Pl. as presented on October 25, 2022.

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

VII. REQUESTS FOR FUTURE AGENDA ITEMS

- A. 4722-4726 ¾ W. Elmwood Ave. (at Western): (Gary Benjamin) Filing Date: 8/23/22. Demo of existing structures and construction of new 39,330 sf, 6-story, 67', 33-unit Apt. Bldg., including (1) studio, (10) 1-BR, (2) 2-BR, (9) 4-BR, and (11) 5-BR units, with (4) ELI units, 43 parking spaces, 3,638 sf. of open space, and 34 bicycle spaces. Case no: DIR-2022-6097-TOC-HCA. Zoning: R3-1. Area 9: Oakwood-Maplewood-St. Andrews. TOC: Tier 3.

GWNC Administrator Julia Christiansen noted that the developer, Mr. Benjamin, did not plan to attend this meeting but was willing to share information about this by right project. Mr. Atlee showed slides online of project documents. Ms. Christiansen will again invite the developer to present.

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. Curran reviewed the amendments; Ms. Gilman noted that developers still have to comply with CEQA and submit EIRs. There was extensive discussion of the Element and how the GWNC could participate.

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

- A. Report on GWNC representatives' visit to Helms Bakery Automated Parking System.

Mr. Atlee attended; he showed photos online and explained how it works, including electric vehicles charging.

- B. Next GWNC Land Use Committee Meeting will be held at 6:30 pm on Tuesday, November 22, 2022, via Zoom.

Mr. Curran noted the above.

C. 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. Trainer): to **ADJOURN** the Meeting.

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

The Meeting was **ADJOURNED** at 8:16 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>.