



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, August 22, 2023
Approved September 26, 2023

Document copies were available at www.greaterwilshire.org/LUCdocs.

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 at Marlborough School, Room C115, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chair Brian Curran called the meeting to order at 6:34 p.m.

B. Roll Call (Brian Curran)

Roll Call was taken. Seven of the nine Committee Members were present at the Roll Call: Mark Alpers, Patricia Carroll, Rory Cunningham, Brian Curran, Dick Herman, Daniela Prowizor-Lacayo and Jane Usher. Karen Gilman and John Gresham arrived later. No Committee Members were absent. The Land Use Committee quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) is 51% of the nine filled Committee Seats, or five 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: 10 Stakeholders and guests.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Resident Sam Uretsky reported that 300 N. Plymouth party house information was provided to the Council District [13] Office. He said the “City Attorney accepted the information . . . Conversations between the two have taken place . . . as a one-off case . . . There was another big party there last Friday . . . The LAPD was much more aggressive . . . [the City] will not issue any more Permits” to the operators.

Committee Member Karen Gilman arrived at this time (6:37), making eight Committee Members present online (the Committee quorum was five).

Mr. Uretsky continued that Permits shown by the operators may’ve been “fakes,” but now “everyone is aboard.” He thanked the Committee for helping start the process.

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 25, 2023 Minutes.

The July 25th Minutes still are being worked on. No Motion was made or vote taken.

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

Mr. Curran said there've been HPOZ and Historic Cultural Monument (HCM) applications. Ms. Carroll reported that James Dastoli is working to create HCMs.

Committee Member John Gresham arrived at this time (6:46), making nine Committee Members present online (the Committee quorum was five).

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 sub-section first paragraph(s) is/are copied from the Agenda.*]

A. 531 N. Larchmont Blvd: (Shahab Ghods) Filing date: 3/23/23. Demo of an existing 1-story, 1,860 sf. medical office for a new 5-story, mixed-use building with 15 residential units on the top 3 floors, over 2,700 sf. of dental office space and 990 sqft. of general office space (on the ground floor) and 2 levels of subterranean parking. Case no: DIR-2023-2014-TOC-HCA. Zoning: [Q]C2-1VL. TOC: Tier 1. Area 7: Larchmont.

Mr. Ghods, earlier speaking as an individual, said the City "Planning Department does not have any control over the buildings . . . developers do whatever they want." He said he's told this to many agencies and groups. At this time, speaking as a project representative, he showed slides with floor plans, and renderings and presented. He said the building would be four, not five, stories tall and is on a 7,500 square-foot lot. He "cut the loft"/mezzanine from what they showed a neighborhood association "and did some modifications to the front." They're asking for 11 feet in extra height. There'd be 22 parking spaces with EV chargers and solar panels. The driveway would be "single-path"; a strobe light would alert to other vehicles entering or exiting. There'd be energy-efficient window glazing and gray-water irrigation and LED lights in the landscaping plan. The electronic transformer would be in the basement. The upper floor would be recessed. The height would be 45 feet plus 4 ½ feet including the parapet, and the elevator and stair shaft. He read aloud an arborist's letter recommended to, no matter what, cut the ficus tree in front because it's breaking up the sidewalk, but Mr. Ghods wants to save the tree; "we'd don't mind . . . we'd rather keep it." He would help make the sidewalk ADA-compliant. He said the Planning Dept. Design Studio "liked it," especially the staircase. It would take the DWP two - 2 ½ years and \$350,000 to extend the power from Melrose. He showed slides of other projects they've done in Los Angeles.

Mr. Ghods explained that "TOC" is a City designation, while "density bonus" is a State term. TOC has been very changeable due to changing Metro transportation plans, making

TOC qualification less reliable for developers. This developer already qualified for TOC for this project.

Neighbors John Howley and others were concerned about the project abutting single-family home properties. He said the project is “too big and too close . . . Height . . . was an issue . . . [and the] setback.” He believed that the fourth floor wasn’t really removed and that residents will use the upper areas overlooking neighbors’ back yards. Currently, there is an 1,800 square-foot bungalow on the property. He said the block is one and two-story buildings with one three-story; the project is “not in character with the block . . . It’s . . . going to be an outlier on Larchmont . . . [and] Lucerne Blvd.” He wanted to know if the project qualifies for a CEQA exemption. He also was concerned about noise and “parking issues.” Lydia, who lives directly behind the project, was concerned about privacy and people smoking outside. Mr. Uretsky believed light would shine into neighbors’ homes. He said “there is no need for this roof deck . . . sound at night will echo” and there’s a need for “more protection for the neighbors.”

Mr. Ghods said “there is no hearing; it’s all administrative.” Ms. Gilman reported that the Larchmont Village Neighborhood Association “has not taken a vote on this project.” Mr. Uretsky said “there’s been no outreach.” An across-the-street neighbor urged to eliminate the roof deck. Mr. Ghods said the 15 units would be rentals, not condos, and that there’d be security so that there’d be no access without a keycard. There’d be no courtyard in back; only a walkway. He’s willing to reduce the windows overlooking the lower roof. He said the roof deck is “mandated by the City . . . we have to have open space per the Code. He’s willing to increase the rear wall height from 4 ½ feet. He believed that, within five to seven years, Melrose will be filled with taller buildings. He encouraged requesting a condition of no loud music during construction or on the roof deck, or to restrict the hours.

There would be two very-low-income units. They’re willing to list promises that the Committee can include in a Motion. He will email to the Committee the Planning Dept. conditions. He presented to the Upper Larchmont Working Group and said “I’d be happy to present to whoever you want.”

Ms. Usher suggested that a Motion could include the following: ***JDL CONFIRM WORDING:*** the applicant is subject to working through and perfecting a conditions list, and the GWNC disagrees with the City’s characterization of the project. Mr. Alpers, Mr. Herman and Ms. Gilman would support that. Mr. Gresham noted that “they made significant changes.” Ms. Carroll noted that Larchmont is going to change. Mr. Cunningham believed that Larchmont will have six-story buildings and “they’re not required to have parking anymore.” DPL said she had mixed feelings and wanted “assurances in writing.” Mr. Ghods was willing to have the Owner, a dentist, write a letter to the CD13 Planning Deputy. The Owner also has buildings in Glendale and El Segundo. They are willing to do a traffic and parking plan. They’re willing to further revise the plan, which “would be part of the Determination Letter.” No Motion was made or vote taken.

- B. Discussion of possible NC Initiative to require entitlements issued by the City of Los Angeles to comply with their project plans, in lieu of the current language which only requires substantial compliance that routinely results in completely different projects than the NCs supported.

Ms. Usher believed that the issue could be good for Neighborhood Councils to address. Mr. Ghods offered to forward to the Committee copies of communications he's sent to different groups. He reported that Building Inspectors only are checking for "life and safety" issues, not whether projects are in compliance with design plans. There was extensive discussion of the causes of that.

VII. REQUESTS FOR FUTURE AGENDA ITEMS (Discussion and possible action).

- A. 959 S. Crenshaw Blvd (and Olympic): (Steve Rawlings) Filing Date: 6/16/23. A Conditional Use Permit for sale of a full line of alcohol for off-site consumption for an existing pharmacy/store (Rite Aid). Case no: ZA-2023-4118-CUB. Zoning: CR-1VL. Area 15: Windsor Village.
- B. 5901 Melrose Ave: (Diego Torres-Palma) The Pawn Shop Sports Bar and Restaurant.
- C. 4820 Oakwood Ave: (Sean Nguyen) Filing date: 6/27/23. New 5-story, 31 unit affordable housing apt. bldg. with 3 ELI units, over 1-story parking garage. Case no: DIR-2023-4330-TOC-HCA. Zoning: R3-1. TOC: Tier 2. Area 9: Oakwood/Maplewood/St. Andrews.
- D. ED1 Projects: On Dec 16, 2022, Mayor Karen Bass issued Executive Directive 1 (ED1) to facilitate the expeditious processing of Shelter Projects and 100% Affordable Housing Projects to address the housing and homelessness crisis in Los Angeles. The project review procedures in the Dept. of City Planning, the Dept. of Building and Safety, and the Housing Dept. have all been modified in response to ED1. All appropriate approvals for such projects or shelters are to be issued within 60 days following the submission of the completed application.
1. 900 S. Wilton Pl (and 9th): Filing date: 6/30/23. Demo of existing structure and the construction, use, and maintenance of a new 7-story, 80-unit, 100% affordable housing project with density bonus per AB-1763. Zoning: R3-1. Case no: ADM-2023-4580-DB-VHCA-ED1. TOC: Tier 2. Area 3: Country Club Heights.
 2. 250 N. Wilton Pl (and Beverly): Filing date: 6/27/23. Construction of 100% affordable, 6-story, 40-unit apt. bldg. on vacant lot. Requesting off-menu incentives per AB-2334; 61% increase in floor area, 32% reduction in open space area, and 30% reduction to north side yard setback. Case no: PAR-2023-4326-AHRF-ED1. Zoning: [Q]R3-1. TOC: Tier 2. Area 10: Ridgewood-Wilton/St. Andrews Square.
- Mr. Curran will follow-up on the above project.
3. 925 S. Manhattan Pl (9th and San Marino): Filing date: 5/2/23. Demo of existing structure for 100% affordable, 7-story, 60-unit apt. bldg. with no parking requirement per

AB-2097. Case no: PAR-2023-3012-AHRF-ED1. Zoning: R4-1. TOC: Tier 3. Area 3: Country Club Heights.

GWNC Administrator Julia Christiansen indicated that a representative of the above project may present to the Committee.

4. 851 S. Manhattan Pl (8th and 9th): Filing date: 3/24/23. Construction of 100% Affordable, 7-story, 60-unit apt. bldg. on vacant lot, with no density limitation per AB-2345, and no parking requirement per AB-2097. Case no: PAR-2023-2063-AHRF-ED1. Zoning: R4-1. TOC: Tier 3. Area 3: Country Club Heights.

Mr. Alpers will follow-up on CEQA exemptions for 100%-affordable housing projects.

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

- A. 4733 Beverly Blvd: Filing Date: 7/20/23. Historic-Cultural Monument Application for the 4733 Beverly Dingbat. Case no: CHC-2023-4968-HCM. Zoning: R3-1. Area 9: Oakwood/Maplewood/St. Andrews.
- B. 213 N. Windsor Blvd: Filing Date: 7/19/23. Certificate of Appropriateness (COA) for renovation and 2nd floor, 1,369 sf addition to an existing SFD located in the Windsor Square HPOZ. Case no: DIR-2023-4939-COA.

IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION

(Discussion and Possible Action).

- A. None at this time

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, September 26, 2023, at the Marlborough School (Room C115), 250 S. Rossmore Ave, Los Angeles, CA 90004.

XI. ADJOURNMENT

Mr. Curran **ADJOURNED** the Meeting with no opposition at 9:05 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. Possibly edited by the GWNC. The Land Use Committee Meeting Minutes page is <http://greaterwilshire.org/land-use-committee-agendas-minutes>.