



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, April 25, 2023
Approved May 27, 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, Board Room, 250 S. Rossmore Ave., Los Angeles, CA 90004. Committee Secretary Tommy Atlee called the meeting to order at 6:34 p.m.

B. Roll Call (Tommy Atlee)

The Secretary called the roll. Eight of the 11 Committee Members were present at the Roll Call: Tommy Atlee (Secretary), Patricia Carroll, Rory Cunningham, Karen Gilman, John Gresham, Susan O’Connell, David Trainer and Jane Usher. Brian Curran (Chair), 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) is 51% of the 11 filled Committee Seats, or six 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: four Stakeholders and guests.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no public comments at this time.

III. CHAIRPERSON’S REPORT

A. GWNC Monthly Land Use Update.

Mr. Atlee referred to an April 24th L.A. Times “Builders Remedy in La Canada” article regarding La Canada-Flintridge.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of March 28, 2023 Minutes.

It was noted that at least two quotation marks might’ve needed to be deleted.

MOTION (by Ms. Usher, seconded by Mr. Atlee): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its March 28, 2023 Meeting as corrected.

MOTION PASSED by a hand vote with seven in favor; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Gresham).

- B. Review of Early Planning Report for possible future action items.
Mr. Atlee said that there were no Greater Wilshire-area projects to review.

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

[The following sub-section first paragraph is copied from the Agenda.]

- A. 105 S. St. Andrews Pl. (and 1st): (Mark Tavakoli) Determination date: 5/25/21. Demo of an existing (100-yr old) 2-story, 4 unit apt bldg for a new, 5-story, 18-unit residential bldg that includes 2-ELI units and 1-VLI unit. Case no: DIR-2020-1059-TOC-HCA. Zoning: R3-1. TOC: Tier 2. Area 10: Ridgewood-Wilton/St. Andrews Square.

GWNC Administrator Julia Christiansen indicated that she reached out to Mr. Tavakoli, who responded that they already had presented and didn't want to re-present, but that he was happy to answer any questions. Ms. Carroll reported that there was an effort to designate the building as a Historic Cultural Monument (HCM), but then the City issued a Demolition Permit. This is a by right project. Mr. Cunningham said that the City didn't grant HCM status because the Demolition Permit already had been issued. Ms. Usher encouraged asking the City to grant HCM status if the structure hasn't already been demolished. Ms. Carroll said that the applicant falsely indicated that the existing structure "didn't have affordable units." Ms. O'Connell encouraged seeking other structures to consider for HCM status. No Motion was made or vote taken.

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 paragraphs are copied from the Agenda.]

- A. Proposed Mural at 227 N. Larchmont Blvd: (Kirsten Bunger) The proposed mural, to be painted on the side of the building by artist Janice Chang, is intended to be "a celebration of Larchmont Village" that will highlight local landmarks and icons. A public Zoom meeting will be held on Thursday, April 27 at 6 p.m. to address any questions or concerns. Meeting Link. Meeting ID: 822 5131 9666. Passcode: 775456.

Lorna, who works for Levain Bakery, presented and showed slides. Ms. Bunger also provided information. She described the Bakery, which started in 1997 and has 12 locations; this would be their first on the west coast. It would open next to Wells Fargo Bank in late June or July. Ms. Usher noted that the City doesn't allow advertising on murals. The applicant agreed to revise the proposed mural.

MOTION (by Ms. Usher, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the proposed mural, to be painted on the side of the building located at 227 N. Larchmont Blvd. as presented on April 25, 2023, and requests that the presenter return with a revised proposal that removes all bakery branding and the name Levain Bakery.

MOTION PASSED by a roll call vote of the 12 eligible voters present with seven in favor ("Yes" or "Aye") (Atlee, Carroll, Cunningham, Gilman, Gresham, O'Connell and Usher); zero opposed; one abstained (the GWNC counts abstentions as neither "yes" votes nor "no" votes) (Trainer).

The applicant was encouraged to present to the GWNC Board.

- B. 531 N. Larchmont Blvd: (Shahab Ghods) Filing date: 3/23/23. Demo of an existing 1-story, 1,860 sq ft. medical office for a new 4-story, mixed-use building with 15 residential units on the top 3 floors, over 2,700 sq ft. of dental office space and 990. 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.

Ms. Christiansen said the applicant will present at the May Committee meeting. Ms. Usher indicated that she told the applicant that the location does not qualify for TOC status even though the City said it does. The applicant indicated that they will pursue a “density bonus” if the project doesn’t qualify as a TOC. There was discussion of whether the project qualifies as a TOC. Ms. Usher reported that a group discussed that the proposed project has “no architectural references” to the surrounding neighborhood. No Motion was made or vote taken.

- C. 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 explained that the issue regards developers claiming “substantial compliance” of projects qualifying for approval. She said LANCC [the Los Angeles Neighborhood Councils Coalition; LANCC@EmpowerLA.org; www.LANCC.org] could consider this. There was extensive discussion regarding the issues and what the GWNC can or should do. Ms. Usher suggested and it was agreed to agendaize this for the May meeting. She recommended writing a letter asking other Neighborhood Councils for support. No Motion was made or vote taken.

- D. Report on Housing Element Rezoning Webinar: The Housing Element Rezoning work program, as approved by the State of California Department of Housing and Community Development (HCD), will explore six core program strategies including expanding the Adaptive Reuse program citywide, updating the Affordable Housing Incentive Programs, incentivizing housing on Opportunity Corridors, creating Affordable Housing opportunities through the Affordable Housing Overlay, facilitating Missing Middle housing, and enhancing Process Streamlining.

Mr. Cunningham reported that the Larchmont Buzz wrote an “excellent” story about it. There was extensive discussion about the issues and the Upper Larchmont Working Group’s work. There was consideration of doing a community survey.

Committee Member John Gresham left at this time (8:25), making seven Committee Members present online (the Committee quorum was seven).

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

- 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. Upcoming City Planning Commission (CPC) hearing on Thursday, April 27, 2023, for the proposed amendment to the Site Plan Review Ordinance for Affordable Housing: The meeting commences at 8:30 a.m. and will occur in-person at Van Nuys City Hall located at 14410 Sylvan Street, #215, Van Nuys, CA 91401. There is also an option to virtually join the meeting and provide public comment over Zoom. The Public Hearing will occur during the meeting, after 8:30 a.m., and will include a brief overview of the proposed amendment to the Site Plan Review Ordinance. The Public Hearing is a formal opportunity for the public to provide comments on the proposed ordinance, which is being considered for recommendation by the City Planning Commission. The official Notice of Public Hearing is available here. Los Angeles City Planning has prepared this zoning code amendment in response to a City Council Motion (Council File No. 22-0268), and in furtherance of the goals of Mayor Bass's Executive Directive (ED) 1 which aims to streamline reviews for affordable housing. Site Plan Review is a planning entitlement that requires discretionary approval for certain types of developments pursuant to LAMC Section 16.05. The proposed amendment would exempt deed restricted affordable housing units from Site Plan Review threshold calculations. This exemption would help to expedite the permitting of new affordable housing projects to address the ongoing housing crisis.

Mr. Atlee explained the above. Ms. Usher didn't support it. It was agreed to Table the Item. No Motion was made or vote taken.

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, May 23, 2023, at the Marlborough School (Board Room) located at 250 S. Rossmore Ave., Los Angeles, CA 90004..

Mr. Atlee noted the above.

XI. ADJOURNMENT

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

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

The Meeting was **ADJOURNED** at 8:37 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 GWNC Land Use Committee Meeting Minutes page is <http://greaterwilshire.org/land-use-committee-agendas-minutes>.