

Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, October 26, 2021
Approved November 23, 2021

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 HYPERLINK "<https://greaterwilshire.org/LUCdocs>" <https://greaterwilshire.org/LUCdocs> and shown online.

I. WELCOMING REMARKS

A. Call to Order (Philip Farha)

A duly noticed Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Land Use Committee was held online. Chair Philip Farha called the meeting to order at 6:33 p.m.

B. Roll Call (Cathy Roberts)

The Secretary called the roll. Ten of the 14 Committee Members were present online at the Roll Call: (new Member) Tommy Atlee (Secretary), Madison Baker, Rory Cunningham, Philip Farha (Chair), John Gresham, Dick Herman, Daniela Prowizor-Lacayo, Cathy Roberts, David Trainer and Jane Usher. Patricia Carroll, Karen Gilman and Susan O’Connell arrived later. New Member Brian Curran 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 14 filled Committee Seats, or eight Members, so the Committee could take such votes. To apply to become a Member, see HYPERLINK "<http://www.GreaterWilshire.org>" www.GreaterWilshire.org. Also attended: approximately 10 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. Farha spoke about redistricting. He attended an Abundant Housing meeting, but does not agree with their viewpoint.

Committee Members Susan O’Connell (at 6:36) and Patti Carroll (at 6:38) arrived online, making 12 Committee Members present online (the Committee quorum was eight).

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of September 28, 2021 Minutes.

MOTION (by Ms. Roberts, seconded by Ms. Usher): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its September 28, 2021 Meeting as written.

MOTION PASSED by a roll call vote of the 12 eligible voters present online with seven in favor (“Yes” or “Aye”) (Baker, Farha, Gresham, O’Connell, Roberts, Trainer and Usher); zero opposed; zero abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Atlee, Carroll, Cunningham, Herman and Prowizor-Lacayo).

B. Review of Early Planning Report for possible future action items.
This Item was skipped.

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 paragraphs are copied from the Agenda.*]

A. Highland Median from Melrose to Waring: (Dianna Eisenberg, Hollywood Media BID) Proposal to supply power to the Highland median between Melrose and Waring for the purpose of hanging lights on the palm trees. Melrose - Area 8.

Ms. Eisenberg showed slides and presented, saying “we have spent the last year” working on it. CD4 approved funding for it. Drawings and Permits are being prepared. The maintenance plan costs \$5,000 per month. She described challenges with growing and maintaining foliage. The landscaping company is “The Garden of Eva.” Their sister BID is “The Hollywood Partnership.” “We have a lot of support from the businesses; they’re very happy that the area is being cleaned up.”

Committee Member Karen Gilman arrived online at this time (7:05), making 13 Committee Members present online (the Committee quorum was eight).

Service requests can be submitted to their Clean Team through their website. Mr. Gresham urged contacting residential neighbors and was concerned about pushing problems into the residential area; Ms. Eisenberg “will bring that up to [their] Board.”

Ms. Eisenberg; Debra Rosenbaum, South Hollywood HOA representative; and others were concerned about homeless encampments, trash, and missing and damaged items.

MOTION (by MJU, seconded by MRC): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the Highland median project to add lights to the palm trees and landscape

beautification between Melrose Ave. and Waring Ave. as presented October 26, 2021.

MOTION PASSED unanimously by a roll call vote of the 13 eligible voters present online with all 13 in favor (“Yes” or “Aye”) (Atlee, Baker, Carroll, Cunningham, Farha, Gresham, Herman, O’Connell, Prowizor-Lacayo, Roberts, Trainer and Usher); zero opposed; zero abstained.

- B. *728-736-½ S. Manhattan Pl.*: (Gary Benjamin, Evan Kasper) Demolition of the existing structures (4-unit apt bldg and a SFH). Construction of a new 7-story, 60-unit multi-family apt bldg, including 24 studio units, 30 three-bedroom units, and 6 four-bedroom units with 33 parking spaces and 6,525 sf of open space. Case # DIR-2021-7906-TOC-HCA. ENV Case # ENV-2021-7907-EAF. Zoning R4-2. Country Club Heights - Area 3.

Ms. Roberts reported that the developer won’t be present; she requested and it was agreed to skip this Item. No Motion was made or vote taken.

- C. *813, 815 N. Orange Dr.*: (Hoa “Sean” Nguyen, Taylor Carlson, Ted Dolan) Two-story, two-unit condominiums. Case # AA-2021-7511. Env Case # ENV-2021-7512-CE. Zoning R2-1XL. Melrose - Area 8.

Mr. Nguyen presented. It is “currently under City review . . . will meet all current . . . requirements . . . [has] two covered parking spots for each unit.” “Our plan is to remove the existing tree that is on the parkway.” Mr. Farha pointed out that the trees on that block are one of the things that residents like; he suggested a way to save the tree. Committee Members noted trees’ importance to the neighborhood and properties’ value. Mr. Dolan said each unit has 1,867 square feet and “we’re well below” the maximum Floor Area Ratio. Stakeholder Sheri Gasche said it looks “like a Soviet block house.” Mr. Dolan stated that “changing the architecture at this point is a moot point.”

MOTION (by Mr. Trainer, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the construction of two condominiums for the project located at 813-815 N. Orange Dr. as presented on October 26, 2021 pending further discussion regarding the existing street tree.

MOTION PASSED by a roll call vote of the 13 eligible voters present online with 12 in favor (“Yes” or “Aye”) (Baker, Carroll, Cunningham, Farha, Gilman, Gresham, Herman, O’Connell, Prowizor-Lacayo, Roberts, Trainer and Usher); zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Atlee).

- D. *848-850 N. Orange Dr.*: (Ted Dolan, Chantilly Brown) Demolition pre-inspection

application no. B21WL03120/21019-30000-02677 of a single family dwelling and detached garage. Construct 2-story duplex with attached garage for each unit. Zoning R2-1XL. Melrose - Area 8.

Mr. Dolan showed slides and presented. Mr. Farha urged that trees be saved.

MOTION (by Mr. Herman, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the demolition of the existing structures and construction of a new 2-story duplex for the project located at 848-850 N. Orange Dr. as presented on October 26, 2021 pending further discussion regarding the street trees.

MOTION PASSED by a roll call vote of the 13 eligible voters present online with 12 in favor (“Yes” or “Aye”) (Baker, Carroll, Cunningham, Farha, Gilman, Gresham, Herman, O’Connell, Prowizor-Lacayo, Roberts, Trainer and Usher); zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Atlee).

E. *813 N. Cherokee Ave.*: (Ted Dolan, Chantilly Brown) Demolition pre-inspection application no. B21WL03329/21019-30000-02853 of a single family dwelling and 2-story detached garage. Construct 2-story duplex with attached garage for each unit. Zoning R1.5-1XL. Melrose - Area 8.

Mr. Dolan stated that “our intention is to preserve” the trees and “we are currently in Plan Check.” He indicated that there is little chance that the developer will change the style. Ms. Rosenbaum believed that designing the garage to be in front is not traditional and “in stark contrast” to surrounding homes.

MOTION (by Ms. O’Connell, seconded by MRC): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the demolition of the existing structures and construction of a new 2-story duplex for the project located at 813 N. Cherokee Ave. as presented on October 26, 2021.

Committee Members Patti Carroll and Jane Usher were unavailable to vote at this time, making 11 Committee Members present online (this Committee quorum was eight).

MOTION PASSED by a roll call vote of the 11 eligible voters present online with eight in favor (“Yes” or “Aye”) (Baker, Cunningham, Farha, Gilman, Gresham, Herman, O’Connell and Prowizor-Lacayo); zero opposed; three abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Atlee, Roberts and Trainer)

F. *839 N. McCadden Pl.*: (Dan Bibawi) Demolition pre-inspection application no. B21WL03174/21019-30000-02719 of a duplex and garage. Construct a new

duplex with garage and an ADU. Zoning R1.5-1XL. Melrose - Area 8.

MOTION (by Mr. Farha, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the demolition of the existing structure and construction of a new duplex of the project located at 839 N. McCadden Pl. pending their appearance at the LUC meeting and neighborhood outreach.

Committee Member Jane Usher was again available to vote at this time making 12 Committee Members present online (this Committee quorum was eight).

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

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

- A. 5001 W. Wilshire Blvd.: (Eric Shabsis, Jamie Poster, Kimberly Paperin)
- B. 620 ½, 622 ½, 626 ½, 628 ½, 632 ½, 634 ½, 636 ½ N. Wilton Place: (Albert Chavez) Demolition Pre-inspection Application Numbers 20019-10000-03663, 03667; 03655; 03668; 03669; 03652P; 03653; 03656. Proposed 4-story 25-unit apt bldg. Zoning R3-1.
- C. 617 N. Rossmore Ave.: (Bruce Miller) Demolition Pre-inspection Application No. 20019-10000-03270 & 20019-10000-0327. Zoning R4-2.
- D. 834 N. June St.: (Robert Tavasci) Demolition Pre-inspection Application No. 20019-1000001475. Zoning RD1.5-XL.
- E. 743-749 S. Gramercy Pl.: (Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03867; 19019-10000-03861; and 19019-10000-03864. Zoning RD1.5-XL.
- F. 975-987 S. Manhattan Pl.: (Kevin Read) Zoning R4-1.
- G. 859 N. Highland Ave.: (Mary Rosas, Diana Rodriguez) Starbucks at Highland and Willoughby - Variance Request. Zoning [Q]C2-1VL-SN.
- H. 6101-6117 W. Melrose Ave & 713-735 N. Seward St.: (Discussion and Possible Action) (David Simon, Ann D’Amato) Melrose and Seward Creative Office Design. 5-story, 74-ft tall commercial development with approx 67,889 sq ft of new office space, retail spaces and open space. APCC-2021-2908-ZC-HD-ZAD-SPR. Zoning - Melrose C4-1XL; Zoning- Seward CM-1VL - Area 8 - Melrose

VIII. PROJECTS COVERED BY OTHER BOARDS (for Information Only).

- A. None at this time

IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION.

- A. None at this time

X. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS (Discussion and

Possible Action).

A. Training for Committee Members: Land Use 101 and Ethics..

Ms. Roberts indicated that information from Cornerstone is forthcoming.

B. LUC Committee Membership:

i. Resignation of Cathy Roberts

Ms. Roberts resigned from the Committee.

ii. Possible election of new LUC Secretary

MOTION (by Mr. Trainer, seconded by Ms. Usher): The Greater Wilshire Neighborhood Council Land Use Committee appoints GWNC Board Director Brian Curran to be a member of the Land Use Committee.

Committee Members John Gresham had left and Patti Carroll had returned by this time, making 11 Committee Members present online (this Committee quorum was eight).

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

MOTION (by Mr. Trainer, seconded by Ms. Usher): The Greater Wilshire Neighborhood Council Land Use Committee confirms Stakeholder Member Tommy Atlee to be Land Use Committee Secretary.

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

C. Next GWNC Land Use Committee Meeting will be held at 6:30 pm on Tuesday, November 23, 2021, via Zoom.

Mr. Farha noted the above.

XI. ADJOURNMENT

MOTION (by Mr. Farha, seconded by Ms. Roberts): to **ADJOURN** the Meeting.

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

The Meeting was **ADJOURNED** at 9:04 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 HYPERLINK "http://greaterwilshire.org/land-use-committee-agendas-minutes" <http://greaterwilshire.org/land-use-committee-agendas-minutes>.

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