

Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, November 22, 2022
Approved January 24, 2023

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 "<http://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 6:34 p.m.

B. Roll Call (Tommy Atlee)

The Secretary called the roll. Eight of the 11 Committee Members were present online at the Roll Call: Tommy Atlee (Secretary), Patricia Carroll, Rory Cunningham, Brian Curran (Chair), Karen Gilman, Daniela Prowizor-Lacayo, David Trainer and Jane Usher. Susan O’Connell arrived later. Madison Baker [see below Item #X], John Gresham and Dick Herman 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 HYPERLINK "<https://greaterwilshire.org/bylaws-board-rules>"). To apply to become a Member, see HYPERLINK "<http://www.GreaterWilshire.org>" www.GreaterWilshire.org. Also attended: at least 17 Stakeholders and guests.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Mr. Curran explained the participation procedure. Long-time resident Marita Geraghty, who had lived at, restored and sold the home at 215 S. Wilton Pl., reported that it “was gutted”; the City said it was “the worst destruction they’ve ever seen” of a historic home. Across-the-street resident Mary Rajsing reported that the property is fenced and under construction; she said the developers “never pulled a permit for anything they did.” Ms. Usher recommended that the City require a bond and pursue prosecution.

Committee Member Susan O’Connell arrived online at this time (6:45), making nine Committee Members present online (the Committee quorum was six).

There was discussion of the status of a related letter that the Board approved at its June 8th meeting.

III. CHAIRPERSON'S REPORT

A. GWNC Monthly Land Use Update.

Mr. Curran noted that the Housing Element subcommittee mentioned in below item #VI. D. wouldn't be a subcommittee; it would be a working group. He suggested that Ms. Usher, Ms. Chvatal, Ms. Carroll, Ms. Gilman and Mr. D'Atri form the working group. There was discussion of who would be a member. Ms. Usher agreed to lead the group; she recommended and it was agreed to include residents Lindsey Thurman and John Kalisky.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and adoption of October 25, 2022 Minutes.

MOTION (by Mr. Atlee, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its October 25, 2022 Meeting as written.

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

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

The "New Cases Filed with Los Angeles City Planning . . . 10/23/2022 to 11/22/2022" were reviewed. It was agreed to invite a representatives of the 660 N. Larchmont Blvd. project ["administrative clearance under the Restaurant Beverage Program (RPP) to allow the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with a restaurant"] and the 6903 W. Melrose Ave. project ["administrative clearance under the Restaurant Beverage Program (RBP) to allow the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with a restaurant"], Stir Crazy Coffee Shop, to present to the Committee.

V. Old Business (Discussion and Possible Action). [*The following sub-section first paragraph(s) is/are copied from the Agenda.*]

- A. 4670 Beverly Blvd. (at St. Andrews): (Athena Novak) Determination Date: 11/24/20 (approved with conditions). Demolition of existing structures for a new (6) story, 30-unit, multi-residential apartment community with 3 extremely low income units, 23 off-street parking spaces, and a height not to exceed 73 ft. Open space will include a 390 sf gym, a 749 sf office community room, and 1,325 sf roof deck. Zoning: C2-1. Case no: DIR-2019-6597-TOC. Area 10: Ridgewood-Wilton/ St. Andrews Square. TOC: Tier 3.

Project representative Ms. Novak ([HYPERLINK "mailto:AthenaNvk@aol.com"](mailto:AthenaNvk@aol.com))

AthenaNvk@aol.com) reported that the TOC project was approved by the City in 2020. The developers plan to move forward in February or March. Resident Michael Bodie said there'd been no outreach by the developer. Resident Danny was "deeply concerned" about the project, including the loss of sunlight it would cause for neighbors. Helen, whose grandparents live at 242 St. Andrews Pl., said they are "directly adjacent to where the construction will be . . . less than 50 feet" away and are concerned about health impacts of the construction. She also said there'd been no outreach. Ms. O'Connell and Mr. Cunningham explained that the project cannot be stopped. Ms. Novak, who also lives in the area, noted that the TOC program, which expires and can be renewed in 2026, is a federal, not City or State, program. She offered to help "create a direct dialogue" between the developer and the project's neighbors and to "set up a meeting . . . with the architect, the owner and community members" about landscaping and, possibly, the design. She said "we can limit the hours" of the planned rooftop deck. 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 paragraph(s) is/are copied from the Agenda.*]

- A. 5750 Melrose Ave. (at Lucerne): (Matthew Nichols) Filing Date: 11/09/21. CUP to allow the sale and dispensing of a full line of alcoholic beverages for onsite consumption indoors and outdoors in the outdoor dining area from 7am-2am, daily. Case no: ZA-2021-9307-CUB. Zoning: C1-1VL. Area 7: Larchmont. TOC: Tier 1. Restaurant Beverage Program eligible (General-RBPA).

Mr. Nichols showed slides of diagrams, a floor area chart, a rendering and a photo, and presented. The building at the southwest corner of Melrose and Lucerne was built in the 1940's, handed down from Owner/Operator Houman Arasteh's father; there would be no changes in the "cozy neighborhood restaurant." Mr. Arasteh will serve "new American cuisine" for lunch and dinner, and it would not be "loud" or "noisy." Mr. Arasteh and Brandon Behrstock own other LA and Pasadena restaurants and want to move their existing 10-year-old Hollywood restaurant to here. Mr. Nichols said that "for decades" they've worked to "be good neighbors" and "want to keep it going." They are proposing 82 indoor and 45 outdoor seats. They presented to the GWNC in 2020 about the 564 square-foot patio, which the GWNC approved. They currently are open from 7:00 a.m. – midnight but want to be open until 2:00 a.m. "to attract an operator." There are four parking spaces on-site and "there is no DJ proposed, no dancing." He acknowledged that they have not yet done community outreach. Ms. Prowizor-Lacayo noted that Osteria Mama across the street only is open until 10:00 p.m. Ms. Gilman encouraged the project representatives to present to the Larchmont Village Neighborhood Association and noted that other nearby restaurants "all have . . . some level of valet parking."

MOTION (by Ms. Usher, seconded by Mr. Trainer): The Greater Wilshire

Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the CUP to allow the sale and dispensing of a full line of alcoholic beverages for onsite consumption indoors and outdoors in the outdoor dining area because the hours of requested alcohol service, from 7 am – 2 am, daily for the property located at 5750 Melrose Ave., are inappropriate and inconsistent with the single-family neighborhood within which the restaurant is located.

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

- B. 200 S. Gramercy Pl. (at 2nd): (Mauricio Pensamiento) Filing Date: 9/27/22. Approx. 72 sf addition to the kitchen area of a single family residence. Case no: ZA-2022-6964-ZAA. Zoning: R1-1. Area 10: Ridgewood-Wilton/St. Andrews Square. TOC: Tier 2.

Mr. Pensamiento presented and said the family owners want approval of a setback. He said the “homeowners are requesting to enlarge their kitchen” and that neighbors approved. Ms. O’Connell wanted Mr. Pensamiento to show the approval in writing to the Committee. He indicated that the required setback is three feet; Ms. O’Connell said the setback is five feet and that the owners want to build farther into the setback. A Hearing is set for December 14th. Mr. Pensamiento agreed to provide a letter from the neighbor on the north side of the property proving their support and indicated that that neighbor knew he was presenting at this meeting.

MOTION (by Mr. Atlee, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support an approximately 72-square-foot addition to the kitchen area of a single family residence for the property located at 200 S. Gramercy Pl., as presented on November 22, 2022, pending written confirmation from the property’s south side neighbor that they are in support of an approximately 72-square-foot addition to the kitchen area.

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

- C. 833-835 N. Las Palmas Ave. (btwn Willoughby & Waring): (Larry Mondragon) Filing date: 10/19/22. Demolition of an existing 1,800 sf SFD and detached garage to create a small lot subdivision with 4 separate parcels on which 4 single family single family homes will be constructed, with 2 parking spaces per lot and 10 ft. wide common access driveway. Case no: AA-2022-7653-PMLA-SL-HCA.

Zoning: RD1.5-1XL. Area 8: Melrose. TOC: Not eligible.

Mr. Curran noted that “this is not a TOC project . . . there are multi-family buildings on the block.” Mr. Mondragon showed slides and presented. There would be a “subdivision of the land”’s 7,264 square feet. He said “this is a completely conforming project” and not in an HPOZ. Each home would have four bedrooms and 3 ½ baths and “each will have a two-car garage.” He stated that “there’[re] two mature trees in the parkway that will be maintained” and that the project would be “screened with structural elements” and have “conforming setbacks.” The Committee noted that this is a by right project. Resident Sheri Gasche, of the South Hollywood Neighborhood Association (SHNA), said “our neighborhood is being decimated.” GWNC Administrator Julia Christiansen reported that Mr. Mondragon reached out to the SHNA. Debra Rosenbaum, SHNA President and an architect, will “notify the neighbors” and possibly meet with Mr. Mondragon.

MOTION (by Mr. Atlee, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the demolition of an existing single family dwelling and detached garage to create a small lot subdivision with four separate parcels on which four single family single family homes will be constructed, each with two parking spaces per lot, for the property located at 833-835 N. Las Palmas Ave. as presented on November 22, 2022 because there was no neighborhood outreach.

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

Committee Member Daniela Prowizor-Lacayo left at this time (8:41), making eight Committee Members present online (the Committee quorum was six).

- D. Create Land Use Sub-Committee for review of the Housing Element’s proposed rezonings for Larchmont Blvd.

See above Item #III. A.

- E. 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.

Mr. Curran reported that Mr. Benjamin declined to attend this meeting because the

project is by right. No Motion was made or vote taken.

VII. REQUESTS FOR FUTURE AGENDA ITEMS

A. None at this time

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

A. 366 S. Hudson Ave. (Hancock Park HPOZ): COA approved with conditions for the relocation of an existing SFR 26 ft. forward on the same lot. Approx. 3,349 sf of the front of the home will be retained, and 3,468 sf of the rear will be demolished, and a 3,335 sf, (2) story addition will be constructed in its approx. location. A portion of the existing garage will be relocated 20 ft 9 in to the west, and a new (2) story, 240 sf addition will be located at the rear. Case no: DIR-2021-9283-CE.

Mr. Curran noted the above.

B. 4680 Wilshire Blvd. (Park Mile): Approved with conditions a Project Permit Compliance Review and a Design Review for the Adaptive Reuse of an existing (8) story, commercial office building into 65 residential condominium units and one commercial condominium above one existing subterranean level. Case no: ZA-2019-2192-ZAD-DRB-SPP.

Mr. Curran noted the above.

C. 4600 Wilshire Blvd. (Park Mile): Approved with conditions a Project Permit Compliance Review and Design Review for the development of a 16 small lot subdivision consisting of 10 single-family dwellings in the CR(PkM) zone and six (6) single-family dwellings in RD3 zone. Case no: DIR-2021-6475-DRB-SPP-HCA.

Mr. Curran noted the above.

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 above already was addressed. See above Item #VI. D.

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

There was discussion regarding absent Committee Members. Ms. Usher read aloud relevant wording from the Bylaws. This Committee must have at least two and no more than five Board Members. No Committee shall have more than nine Members, however, current Members are grandfathered in. It was noted that Madison Baker automatically had to be removed from the Committee per the Bylaws due to absences and that the Committee now has 11 Members.

A. Next GWNC Land Use Committee Meeting will be held at 6:30 pm on Tuesday, December 27, 2022, via Zoom.

It was agreed not to have a December meeting; the Committee will next meet in January.

B. Training reminders for land use will be sent out to several members of the LUC.
The above was not addressed.

XI. ADJOURNMENT

MOTION (by Mr. Trainer, seconded by Ms. Usher): to **ADJOURN** the Meeting.

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

The Meeting was **ADJOURNED** at 8:57 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 are *HYPERLINK* "<http://greaterwilshire.org/land-use-committee-agendas-minutes>" <http://greaterwilshire.org/land-use-committee-agendas-minutes>.

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