

Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, January 24, 2023
Approved February 28, 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. Secretary Tommy Atlee called the meeting to order at 6:35 p.m.

B. Roll Call (Tommy Atlee)

The Secretary called the roll. Six of the 11 Committee Members were present online at the Roll Call: Tommy Atlee (Secretary), Rory Cunningham, Susan O’Connell, Daniela Prowizor-Lacayo, David Trainer and Jane Usher. Patricia Carroll and John Gresham arrived later. Brian Curran (Chair), Karen Gilman 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>" <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 six Stakeholders and guests.

Committee Member John Gresham arrived online at this time (6:37), making seven Committee Members present online (the Committee quorum was six).

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 updated.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of November 22, 2022 Minutes.

No corrections or amendments were made.

MOTION (by Mr. Trainer, seconded by Ms. O’Connell): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its November 22, 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, Cunningham, Gresham, O’Connell, Prowizor-Lacayo, Trainer and Usher); zero opposed; zero abstained.

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

Mr. Atlee showed on screen the “New Cases Filed with Los Angeles City Planning” were reviewed. It was agreed to invite a representative(s) of the 975 S. Manhattan Pl. “TOC review for 120-unit residential building” to present at the next Committee meeting. Mr. Atlee noted that the Committee already opposed the 600 N. Gramercy Pl. “construction, use, and maintenance of a 5-story, 56-foot, 23-unit apartment building, incl. 3 VLI units zoned R3-1. TOC-transit oriented communities.”

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

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

- A. 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 homes will be constructed, with 2 parking spaces per lot and 10 ft. wide common access driveway. Zoning: RD1.5-1XL. Case no: AA-2022-7653-PMLA-SL-HCA. TOC: Not eligible. Area 8: Melrose.

Mr. Mondragon presented and showed slides. He said the house was constructed in 1923 “but [is] not considered a historical resource.” Setbacks conform to the SLD Ordinance. He stated that there are “two existing mature trees in the front parkway and they will be preserved.” He described adjoining buildings and that the block’s density is “a little over half of what the zoning will allow.” They “a couple of weeks ago” “sent correspondence . . . to everyone living within 500 feet of the building site . . . they “seemed satisfied . . . there were no ‘oh my God’ reactions.” Feedback was about construction noise, etc.; he advised them of the company’s experience mitigating that.

Committee Member Patti Carroll had arrived online at 6:40, making eight Committee Members present online (the Committee quorum was six).

MOTION (by Mr. Atlee, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the demolition of an existing 1,800 square-foot single family lot and detached garage to create a small lot subdivision with four separate parcels on

which four single-family homes will be constructed, with two parking spaces per lot and 10-foot wide common access driveway, for the property located at 833-835 N. Las Palmas Ave. as presented on January 24, 2023.

DISCUSSION: Mr. Mondragon answered questions.

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

VI. New Business (Discussion and Possible Action).

A. Return to In-Person Meetings.

Board President Conrad Starr said that, after February 28th, the Committee must meet in-person. The Marlborough School Collins Room, where the Committee used to meet, “has been reconfigured.” The School offered their Board Room for meeting space, but the Committee must leave by 9:00 p.m. Also, the Board Room will be unavailable March 27th; he recommended moving the March meeting up to Tuesday, March 20th. Ms. Prowizor-Lacayo believed that Marlborough is required to provide community meeting spaces. She requested that hybrid (online and in-person) meetings “be accommodated,” noting there’s been better community participation that way. Mr. Starr added that the Fremont Public Library offered space, but their room is very small.

MOTION (by Mr. Trainer, seconded by Mr. Atlee): The Greater Wilshire Neighborhood Council Land Use Committee wants to continue meeting on Zoom for the reason that our Zoom meetings facilitate greater public participation. If compelled to have our meetings in person, the Committee approves the use of Marlborough School at 6:30 p.m. every fourth Tuesday of the month.

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

B. 812 S. Citrus Ave. (at 8th): Illegal demolition of a SFD permitted for remodel and addition only. Permit# 22014-10000-01880. Zoning: R1V3-RG. Area 11: Sycamore Square.

Mr. Gresham “saw the property completely demolished.” GWNC Administrator Julia Christiansen reported that she contacted the Building and Safety Dept. on January 25th; there’s been no reply. Ms. Prowizor-Lacayo encouraged and Ms. Christiansen agreed to follow up. There was discussion of what could or should be done. Ms. Usher encouraged having the City Council Office “issue a Stop Work

Request” and noted that a January 5th Code violation was issued to the developer for “no demolition Permit . . . it was referred to the Inspection Bureau.”

MOTION (by Mr. Atlee, seconded by Ms. Usher): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board, in light of the apparent demolition of a single-family home, without a Permit, of the property located at 812 S. Citrus Ave., requests the City Councilmember seek an immediate Stop Work Order until the legality of the demolition is resolved.

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

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

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

- A. 600 N. Gramercy Pl. (at Clinton): (Jordan Beroukhimco) Filing date: 12/29/22. Construction, use, and maintenance of a 5-story, 56-ft, 23 unit apt building, including 3 units reserved for Very Low-Income households on an existing Vacant Residential Lot. Zoning: R3-1. Case no: DIR-2022-9425-TOC-WDI-VHCA. TOC: Tier 2. Area 9: Oakwood/Maplewood/St. Andrews. They are asking for TOC base incentives, plus 2 add'l incentives for height and yard reductions, which are by-right under the TOC program. They’re also requesting a Waiver of Dedication and/or improvement to Waive a 3' widening and gutter improvement along Clinton St.

Mr. Atlee noted the above. No Motion was made or vote taken.

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

- A. 827 S. Crenshaw Blvd. (Windsor Village HPOZ): Tenant Improvement for a 16-unit Qualified Permanent Supportive Housing Project with 15 units reserved for the target population, and 1 manager’s unit. Case no: ADM-2022-9317-PSH-PHP.

Mr. Atlee noted the above. Mr. Gresham noted the project is in the Wilshire Park HPOZ; he suggested and Mr. Atlee agreed to reach out to the HPOZ for their feedback.

IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION

(Discussion and Possible Action)

[The “Draft Ordinance,” “Fact Sheet” and “Al Fresco” paragraphs are copied from the Agenda.]

Permanent Al Fresco/Outdoor Dining Draft Ordinance.

- Draft Ordinance

In response to City Council instructions, Los Angeles City Planning has begun initial work on an ordinance to update and expand outdoor dining provisions within the Zoning Code. The proposed ordinance will provide for a transition from

the current, temporary L.A. Al Fresco expanded outdoor dining program to a permanent program on private property.

- **Fact Sheet**

The proposed Permanent Al Fresco Ordinance aims to clarify and streamline Zoning Code regulations regarding outdoor dining on private property. In a separate but related effort, the Department of Transportation (LADOT) and the Bureau of Engineering (BOE) are preparing regulations to address outdoor dining in the public right-of-way. The Permanent Al Fresco Ordinance affecting private property includes components such as a definition of outdoor dining area, site design and operational standards, and criteria for replacing required parking spaces with an outdoor dining area. As proposed, outdoor dining that complies with the applicable standards would be permitted as a by-right use in any zones where restaurants are currently permitted. However, any alcohol service in outdoor dining areas would continue to require compliance with all applicable zoning regulations, including but not limited to Conditional Use Permits or Restaurant Beverage Program Administrative Clearances.

- **Al Fresco Participant Survey Results**

In Summer of 2022, Los Angeles City Planning (LACP), in conjunction with the Los Angeles Department of Transportation (LADOT), released two surveys to the general public and current participants of the provisional L.A. Al Fresco program. A total of 308 unique business owners and 2,775 individual respondents of the general public participated in the surveys which provided guidance on the draft Ordinance.

The Ordinance was shown on screen. There was extensive discussion of what, if anything, could or should be done. Resident Liz Fuller reported that none of the Larchmont Village restaurants would be affected. Ms. O'Connell said that, from her experience, the City agencies will not work well together.

MOTION (by Mr. Atlee): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board suggest to the Department of City Planning that they work with the fellow agencies the DOT, the Dept. of Pub Works, the Bureau of Engineering and the General Services Dept. to craft a cohesive, holistic Al Fresco Dining Ordinance that deals with private prop, the public right-of-way and City-owned properties.

MOTION FAILED for lack of a second.

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, February 28, 2023, via Zoom.

Mr. Atlee noted the above.

XI. ADJOURNMENT

Mr. Atlee **ADJOURNED** the Meeting with no opposition 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 HYPERLINK "http://greaterwilshire.org/land-use-committee-agendas-minutes" <http://greaterwilshire.org/land-use-committee-agendas-minutes>.

PAGE 1

Greater Wilshire Neighborhood Council Land Use Committee Minutes 01-24-23 Pg.
PAGE 1 of NUMPAGES 5

Greater Wilshire Neighborhood Council Land Use Committee Minutes 01-24-23 Pg.
PAGE 1 of NUMPAGES 4