



Greater Wilshire Neighborhood Council  
Land Use Committee Meeting June 26, 2018  
Approved by the Committee on July 24, 2018

**1. WELCOMING REMARKS**

a. Call to order (Caroline Labiner Moser, Chair)

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, June 26, 2018, at Marlborough School, Board Room, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chairwoman Caroline Moser called the meeting to order at 6:34 p.m.

b. Roll Call (Max Kirkham, Committee Secretary)

The Secretary called the roll. Seven of the 13 Committee Members were present at the Roll Call: Patricia Carroll, Rory Cunningham, John Gresham, Joseph Hoffman, Max Kirkham (Secretary), Caroline Moser (Chair) and Cathy Roberts. Dick Herman, and Mike Genewick arrived later. Karen Gilman, Julie Stromberg and James Wolf 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) was 51% of the 13 filled Committee Seats, or seven Members, so the Committee could take such votes. [To apply to become a Member, see [www.GreaterWilshire.org](http://www.GreaterWilshire.org)]. Ms. Moser announced that Mr. Farha will be “taking a leave of absence.” Also attended: 20 Stakeholders and guests.

**2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**

[*This Agenda Item was addressed after Item #3. a.*] Mr. Kirkham announced a Town Hall Meeting regarding soft-story buildings concerns to be held August 8th at 6:30 p.m. immediately before the 7:00 Board Meeting.

**3. ADMINISTRATIVE ITEMS** (Discussion and Action)

a. Review and adoption of May 22, 2018 Minutes

The following amendment and correction to the May 22, 2018 Land Use Committee Minutes were requested: page three, Item #4. c, near the top of the first paragraph, delete the phrase “the Zone Change” which was copied from the Agenda -- the Minutes were correct; and page two, Item #3. b., the last line, “Third St.” should be “Third Ave.”

**MOTION** (by Mr. Hoffman, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its May 22, 2018 Meeting as amended and corrected.

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

*Committee Member Dick Herman arrived at this time (6:38), making eight Committee Members present (the Committee quorum was seven).*

- b. Review of Early Planning Report and Appeals Filed for possible future action items. Copies were distributed of and the “06/26/18 MAY/JUNE Early Planning Report Summaries for GWNC Area” were reviewed. It was noted that an Appeal was filed for the 545 S. Gramercy Pl. project. It was agreed to invite a representative(s) of the 845 S. St. Andrew Pl. [“demolition of a school to build a 6 story, 25 unit apartment building”] and, possibly, 635 N. Seward St. [“demolition of an existing single story structure, construction of a new 3,057 sq. ft. two story single family dwelling] projects to present to the Committee.

*Committee Members Mike Genewick and Philip Farha arrived at this time (6:43), making 10 Committee Members present (the Committee quorum was seven).*

Ms. Moser suggested and there was discussion of sharing the responsibility of outreaching to developer representatives.

**4. OLD BUSINESS** (Discussion and Possible Action)

*[The following sub-section first paragraphs are copied from the Agenda.]*

- a. 856-870 S. Gramercy Drive: (Discussion and Possible Action) (Joseph Mayberg, Daniel Ahadian) Demolish 3 single family residences and a small child care to construct a 6-story, 53-unit multi-family project over 1-level of subterranean parking. Request 3 TOCs. 1) To allow a height increase of 22’ from 45’ to 67’ with the 6th floor stepped back from street frontages. 2) to allow 2-yard reductions of 30% to the northerly and southerly side yards from the 9’ required to 6.3’. 3) to allow a rear yard reduction of 30% from 15’ to 10.5%. DIR-2018-1626-TOC, ENV-2018-1627-CE.

Copies were distributed of a project document(s). Mr. Ahadian, land use consultant, along with Architect Phil Kudelka, presented and showed slides. Mr. Ahadian said the project is a 12-minute walk to a subway station, so it qualifies as a Transit-Oriented Community (TOC) project. The existing three residences are “out-of-scale, non-rent control, non-historic.” Mr. Kudelka indicated about the project that “it’s a two-story lobby” and has a gym. Some of the façade is at a 15-foot street line, some set back 15 feet more. Subterranean parking access would be on 9<sup>th</sup>; street-level parking access would be off Gramercy. Mr. Ahadian reviewed the site plan and elevations. All would be rental units with 10% being low-income. They indicated that the developer reached out to adjacent owners. Mr. Farha was concerned that the Committee received no input from neighbors. Ms. Moser requested and Mr. Ahadian agreed to present outreach to the GWNC Board.

**MOTION** (by Mr. Kirkham, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application as presented on the condition that the applicant bring tangible neighborhood outreach to the General Board Meeting in two weeks.

**MOTION PASSED** by a hand vote with eight in favor; two opposed; zero abstained.

- b. 985-991 3rd Avenue: (Discussion and Possible Action) (Laszlo Faerstain, Michael Ko, Irina Tudorache) Demolition of an existing SFD for new construction, use and maintenance of 6 story 51 unit apartments with 11 units set aside for low income. Requested entitlement: Pursuant to LAMC 12.22.a31, applicant request approval for the

construction of a tier 2 TOC development. A 6-story and 51 unit apartment building with 11 units set aside as low income. Utilizing TOC base incentives: 1. FAR 2. Density 3. Parking reduction and two additional incentives: 1. Yard reduction to RAS 3 standards 2. Tier 2 Transitional Height Option.

No presenter was present. No Motion was made or vote taken.

- c. Wilshire Center Koreatown Neighborhood Council/Proposed Wilshire Center Bangladesh Neighborhood Council: (Information only) Possible impact on GWNC.

It was noted that this already was addressed.

- d. 3323 W. Olympic Blvd. & 975-987 S. Manhattan Pl.: (Discussion and Possible Action) (Kevin Reed and Dominic Hong) 7-story residential building w/ 95 apartments, 2 levels of subterranean parking w/ 162 parking stalls. Total gross building square footage = 123,445 sq. ft. Building height 95' CPC-2018-656-DB-SPR, ENV- 2018-657-EAF. Density Bonus Review. The Manhattan Project I.

It was reported that the applicant will present at next month's Committee Meeting.

- e. 3323 W. Olympic Blvd & 970-996 S. Manhattan Place: (Discussion and Possible Action) (Kevin Reed and Dominic Hong) 7-story mixed use building w/ 114 apartments and 3,550 sq. ft. of retail (hours of operation 9am to 9 pm) fronting Olympic Blvd., with 2 levels of subterranean parking w/ 216 parking stalls. Total gross building square footage = 159,186 sq. ft. Building height 95' CPC-2018-617-DB-SPR, ENV-2018-618-EAF. Density Bonus Site Plan Review. The Manhattan Project II.

See above Item #4. d.

- f. 236 Larchmont Boulevard, The Jane Club: (Discussion and Possible Action) (Jennifer and John Rissier) (Dominique Gallotta)

Jess Zaino, Founder and CEO of The Jane Club, Jess@TheJaneClub.com; www.TheJaneClubLA.com), presented, saying "there is no pending application . . . we are not doing anything in violation of our zoning . . . we have salons, we have discussions . . . we currently use the location as our personal offices . . . we have had people come over to work with us . . . we have signed an LOI [Letter of Intent] . . . in Hollywood." (Later she said that "we hope to be in there in September.") She continued that "as soon as we are allowed to share the exact location we will let you know"; they hope to move "by the end of the year." She stated "there's nothing happening" after 5:00 p.m. They advise neighbors if there will be more than six people there. She explained that the previous owner (last name Gallotta) lived there for 30 years and "they essentially passed the lease on to us for a year . . . that was never the intension of The Jane Club" to be like a short-term rental. "We're not doing any press" until they move to Hollywood. She stated that "no one is living in the house . . . it's a place where we meet . . . to use the space to work . . . I don't want to entitle it [as] office space . . . we normally see . . . at most eight people" per day. She claimed that advertised services are not being provided there and that members do not pay dues; "it's a free service" at this time. She concluded that "we've abolished the idea of a membership . . . it's all invite only . . . word of mouth . . . referrals." Nearby residents Jennifer and John Rissier said "our concern has only been the location." No Motion was made or vote taken.

- g. SB 831 (Discussion and Possible Action) Accessory Dwelling Units: The bill would require a local agency to ministerially approve an application for a building permit to create one or more accessory dwelling units if certain criteria are met. Existing law authorizes a local agency to provide by ordinance for the creation of junior accessory dwelling units, as defined, in single-family residential zones and requires the ordinance to include, among other things, standards for the creation of a junior accessory dwelling unit, required deed restrictions, and occupancy requirements. Existing law prohibits an ordinance from requiring, as a condition of granting a permit for a junior accessory dwelling unit, additional parking requirements.  
[https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\\_id=201720180SB831](https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB831). Copies were distributed of “California Legislative Information.” Ms. Moser will check with Ms. Gilman about research of this.

5. **NEW BUSINESS** (Discussion and Possible Action)

- a. 5770 W. Melrose Ave.: (Discussion and Possible Action) (Mina Cha) Request to allow continue use, Maintenance and Operation of an existing 550 Sq. Ft. pet supply and grooming store with existing hours of operation from 8:30 am to 6:00 pm. Requesting to extend the hours from 7:00 am to 11:00 pm. daily. Within the C1-1VL Limited Commercial Zone. ZA-2018-3257-ZV.

**MOTION** (by Mr. Gresham, seconded by Ms. Roberts): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the request to allow continued use, maintenance and operation of an existing 550 sq. ft. pet supply and grooming store at 5770 W. Melrose Ave. because the applicant did not appear before the Committee.

**MOTION PASSED** unanimously by a hand vote.

- b. Demolition vs. Remodel (Discussion and Possible Action) Council file: 17-0226.  
Highlighting the differences between a remodel and a demolition project in current code, the option to re-define remodels as those that maintain at least 50 percent of an original structure in order to maintain any nonconforming rights, improve notification requirements to neighbors, and review all applicable building loopholes in the City's codes that may negatively impact neighbors.  
Copies were distributed of “Recommendations for Council action.”

**MOTION** (by Mr. Hoffman, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support City Councilmember Paul Koretz’s Motion to consider the re-definition of remodels as those that maintain at least 50 percent of an original structure in order to maintain any nonconforming rights

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

- a. Guidelines for LUC Applicants: (Discussion and Possible Action) (Caroline Labiner-Moser)

[This was the second Agenda Item #5. a.] [This Agenda Item was addressed after the beginning of Item #6.] Copies were distributed of “GWNC Land Use Committee Guidelines.” Ms. Moser summarized the Guidelines. There was discussion of possible Guidelines revisions and uses and what the Committee can do. It will be Agendized to present the Guidelines to the Board. It was agreed that the GWNC, with Council District Four, will have a Town Hall meeting about TOCs.

**MOTION** (by Mr. Gresham, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council Land Use Committee approves the submission and presentation of its Guidelines for Land Use Committee Applicants and to present it to the Board.

**MOTION PASSED** by a hand vote; zero opposed; zero abstained.

**6. COMMITTEE MEMBER REPORTS** (Including Discussion and Possible Action)

It was agreed to re-send to the Planning Commission a letter of opposition regarding the project at 545 S. Gramercy Pl. [This Agenda Item was continued after the second Item #5. a.] It was agreed that Mr. Herman will request the applicant for 845 Gramercy to present to the Committee. GWNC Administrator Shirlee Fuqua will follow up regarding projects at 5770 W. Melrose Ave. and 3323 W. Olympic Blvd.

a. Possible agenda items for upcoming meeting:

Ms. Moser noted that the following item was presented for information only. No action is requested or required at this time.

i. 5784 Melrose Ave: 7-Eleven Store (Discussion and Possible Action) (Adan Madrid).  
Requesting to contact us at a later date.

b. Next meeting, July 24, 2018 at 6:30 pm., Marlborough School, 250 S. Rossmore Avenue, Rm. D-200, Los Angeles, CA 90004  
The above was noted.

**7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS**

There were no requests at this time.

**8. ADJOURNMENT**

The Meeting was **ADJOURNED** at 8:31 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 GWNC. The GWNC Minutes page is <http://greaterwilshire.org/land-use-committee-agendas-minutes>.