



Greater Wilshire Neighborhood Council
Land Use Committee Meeting April 25, 2017
Approved by the Committee on May 23, 2017

1. WELCOMING REMARKS

A. Call to order (James Wolf -- Chair)

A duly noticed meeting of the Land Use Committee (“LUC”) of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, April 25, 2017, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Caroline Moser called the meeting to order at 6:45 p.m.

b. Roll Call (Secretary)

Joseph Hoffman called the roll. Seven of the 13 Committee Members were present at the Roll Call: Patricia Carroll, Rory Cunningham, Mike Genewick, Karen Gilman, Dick Herman, Joseph Hoffman and Caroline Moser. Six Committee Members were absent: Philip Farha (Secretary), John Gresham, John Perfitt, Barbara Savage, Julie Stromberg and James Wolf (Chair). 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. Thirteen Committee Seats were filled (by election or appointment). [To apply see www.GWNC.org and <https://lacity.quickbase.com/db/bj3apxsp3?a=q&qid=32&qskip=0&qrppg=1000&dlta=su46~>.] Also attended: 21 Stakeholders and guests.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no public comments at this time.

3. ADMINISTRATIVE ITEMS (Discussion and Action)

a. Review and adoption of March 28, 2017 Minutes

MOTION (by Mr. Hoffman, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes of its March 28, 2017 Meeting as written.

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

b. Review of Early Planning Report for possible future agenda items.

Copies were distributed of and the “04/25/17 Early Planning Report Summaries for GWNC Area” was reviewed.

It was agreed to invite the developers of the 902 S. Norton Ave. and 435 S. Rossmore Ave. projects to present to the Committee.

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

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

- a. 850 S. La Brea Ave - (Discussion and Possible Action) (Elizabeth Fuller). Some appeals have been filed in conjunction with the application for a Density Bonus on the project which was heard at the last LUC meeting. No motion was made and no vote was taken as the project representatives told both SSNA and GWNC-LUC that no city hearings were scheduled. As this is a Density Bonus project, there were no hearings and there was a Director Determination with Conditions made on 4/4/17. Appeals were filed by neighbors in the SSNA and the appellants are requesting support from GWNC – LUC to support the neighbors’ appeal(s) to oppose the project. (Demolition of existing commercial retail center and new construction of a mixed used building consisting of 40 residential units over approximately 4,000 sf of retail space on the ground floor. bonus requested. 4 floors of residential units over approximately 4,000 sf of ground floor commercial space, plus two levels of subterranean garage. Two on-menu incentives for FAR increase to 3:1 and 20% open space reduction. DIR-2016-4543-DB, ENV-2016-4544-CE.

Copies were distributed of project documents including site plans, elevations and renderings; a Dept. of City Planning “Director’s Determination” letter and an “Approval of Density Bonus application” email; an Appeal Application from Ms. Fuller and a letter from her and her husband Dan Kegel; and a letter from neighbor Brian Egan. Homeowner and Sycamore Square Neighborhood Association (SSNA) Secretary Ms. Fuller said there was no public Hearing because it is a “Density Bonus application.” She reported that “neighbors were not notified when the application” was made. The City approved it April 4th without community input. At least three appeals have been filed, including one from her and her husband. She said “the size of the development is much larger than the neighborhood can comfortably hold . . . it would . . . be five stories . . . there is nothing” like that nearby. She indicated that the area was recognized by SurveyLA as “eligible” for Historic Preservation Overlay Zone (HPOZ) status. She believed “the style of the building” is not compatible with the surrounding neighborhood and that there is not enough parking; “we can’t park on our own streets.” She said “our streets are already [in] horrible” condition . . . there’s no room for construction materials . . . [or] trucks” and that the project “will result in a complete loss of privacy.” She would “like it to be half the size” and wants to “completely repave that section of 9th Street.” Mr. Kegel believed that no effort was made to design the project to be in character with the neighborhood; also, “we’re going to be baking in . . . reflected heat.”

Charla Gardner, neighbor and SSNA Board Member, listed developer representations seemingly indicating that community input would be taken and a public Hearing would happen. She said “we have no open space . . . it has a significant impact on the quality of life of our neighborhood” and that developer Myrna Dwyer “took absolutely no notes” of what neighbors want. Neighbors Ed and Christine Costumbrado said that, like their neighbors, “we were caught by surprise” by the application. He said there would be “32 windows looking down on us” and that the project would block their view of the sky and sun. He believed the project would decrease their property value and has filed an appeal. Conrad Starr, SSNA President, said “this is an emergency situation that requires

immediate attention”; he urged supporting the appeals. Steven Senigram reported that the developer did not attend the SSNA meeting and sent an unknowledgeable representative. Neighbor Stanley Genser said the project “will exacerbate” the lack of parking.

Developer representative Eli Halair said “I didn’t know when an approval would be coming . . . we’re actually providing additional parking,” not one-half space per unit; there would be 55 spaces for 47 units having 56 bedrooms plus the retail. He added that that property’s zoning doesn’t have any height limit” and the architect will revise the facade.

MOTION (by Ms. Gilman, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the Director Determination with Conditions made on 4/4/17 on the application for 850 S. La Brea Ave. and support the neighbors’ appeals to oppose project DIR-2016-4543-DB, ENV-2016-4544-CE.

DISCUSSION: Mr. Cunningham believed that the developer representative “misrepresented the project.” Ms. Gilman urged the developer to review the design.

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

5. New Business (Discussion and Possible Action)

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

- a. 950 S. St Andrews Place (Discussion and Possible Action) (Joseph Pascoquin).
Application for the Legalization of 1 Unit totaling 29 from the approved 28. ZA-2017-608-ZV, ZA-2017-609-EAF.

Mr. Pascoquin described the project, indicating the problem pre-dated the client’s purchase of the building. He clarified and acknowledged that there are 27 legal and one illegal units, not “29 from the approved 28” units. They want to legalize a unit that was being used as an office, not a manager’s dwelling. They are “proposing bike parking . . . in lieu of one parking” space and “don’t know yet” when the Hearing will be.

MOTION (by Mr. Herman, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for the legalization of a unit at 950 S. St Andrews Pl., ZA-2017-608-ZV, ZA-2017-609-EAF, and requests that the applicant return to the Committee with a corrected land use application that correctly identifies the number of units, and to offer the unit as moderate-to-low income.

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

- b. 836 N. McCadden Place (Discussion and Possible Action) (Margaret Taylor). Demolition of an existing single family residence and construction of four (4) small lot homes. The application is for a Small Lot Subdivision Parcel Map with no deviations from code. AA-2017-328- PMLA-SL, ENV-2017-329-CE.

Copies were distributed of a letter from Don Hunt. Ms. Taylor, Architect Danny Cerezo and the developer presented slides, saying we heartily engage in community outreach.” They “went through six meeting with residents,” starting December 10th after giving notices to neighbors within 500 feet, and made many revisions. The homes are “all three stories” from 30 feet to 30 feet plus guardrails in height. They extensively explained and described their design review and outreach process. The front setback would be 20 feet, not 15 feet. Ms. Moser described possible design features and would like “deference to the neighborhood” and more “historical” character. Ms. Taylor stated that “we are not close to a Hearing date.”

MOTION (by Mr. Hoffman, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application as presented for 836 N. McCadden Pl. for construction of four (4) small lot homes, AA-2017-328- PMLA-SL, ENV-2017-329-CE, until communication to the Committee from the South Hollywood Neighborhood Association.

DISCUSSION: Mr. Hoffman and Mr. Genewick encouraged the design to look more like the surrounding neighborhood.

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

- c. 500 S. Manhattan Place (Discussion and Possible Action) (Darryl White, Eric Lieberman) Demolish existing 4 units and construct a 5-story, 32-unit apartment complex with 4-stories of residential over one grade level parking. Density Bonus project with on menu affordable housing incentives for reduced side yard setbacks (20% reduction from 8 ft to 6.4 ft for north and south side yards) and rear yard setbacks (20% reduction from 17 ft to 15 ft for rear yard). 35% Density Bonus with 3 on menu incentives for reduced side yards and rear yard with four (4) affordable units. DIR- 2017-181-DB, ENV-2017-182-EAF, ZA-2017-0052-ZV-ZAA.

Owner's representative James Woodson displayed renderings and presented the project at the southeast corner at 5th St. behind a Carl’s Jr. restaurant. He said the apartment buildings to the north and south are approximately 66 feet high; this would be maximum 67 feet. There would be one elevator and 28 parking spaces. No outreach has been done.

MOTION (by Mr. Herman, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the application for 500 S. Manhattan Pl. to demolish the existing four units and construct a five-story, 32-unit apartment complex with four stories of residential over one grade-level parking, DIR-2017-181-DB, ENV-2017-182-EAF, ZA-2017-0052-ZV-ZAA, as presented for the following reasons: impact on parking, no pedestrian connection, and the mass and entrance are not articulated.

DISCUSSION: All units would be one-bedroom.

MOTION to CALL FOR THE QUESTION (by Ms. Moser); there were no objections.

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

The Committee encouraged the developer to re-present with the architect present.

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

Ms. Gilman reported that the Larchmont Village Neighborhood Association is researching HPOZ status and will schedule community meetings “so that everybody has a chance to be heard.”

a. Possible agenda items for upcoming meeting:

- i. 3607 W. Olympic Blvd. - (Lazlo Faerstain) Application for a Tentative Tract Map to build a 6-unit Small Lot Subdivision project. Applicant came to March meeting but was not prepared to present.
- ii. 612 S. Norton and 4055 W. Wilshire Blvd. - Updates on plans for townhouses and condominiums.
- iii. 3377 W. Olympic Blvd. (Discussion and Possible Action) (Steven Sharp/Dan Zararoni) Application for an Elder Care Facility, Medical Building – 146 Bed Units and 24 Memory Care Rooms APPC-2017-569, ENV-21017-570. Follow-up on Community Outreach efforts.
- iv. 838 N. Mansfield Ave. (Discussion and Possible Action) (Daniel Murillo/Ben Safyari) Application to Convert an existing 5 Unit apartment building, built in 1977, to Condos. ZA-20170052-ZV-ZAA, ENV-2017-2954-CE, 20102953-PMLA-CC b. Next meeting, May 23, 2017 at 6:30 pm.

7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS.

Mr. Hoffman will Agendize for L.A. City Councilman Paul Koretz’s office to present regarding demolitions and renovations, and FilmLA permitting in residential neighborhoods. Mr. Cunningham noted an admittedly inappropriate City Planning Dept. approval of a garage conversion. Ms. Fuller recommended that the GWNC send a letter to local officials regarding Density Bonus projects with greatly increased Floor Area Ratios, adding that “the only thing you can appeal are the incentives.” There was discussion regarding that, as long as State law is fulfilled, the Planning Dept. routinely approves applications.

8. ADJOURNMENT

Ms. Moser declared and the Committee agreed to **ADJOURN** the Meeting at 9:19 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://www.greaterwilshire.org/site/site/?q=node/580>.