

CITY OF LOS ANGELES
CALIFORNIA

**Greater Wilshire Neighborhood Council
Governing Board Members:**

President – Owen Smith Vice
President – James Wolf
Secretary – Joe Hoffman
Treasurer – Patricia Carroll

Area 1 – Brookside: Owen Smith
Area 2 – Citrus Square: Jeffrey Carpenter
Area 3 – Country Club Heights: Frances McFall
Area 4 – Fremont Place: Bobbie Kumetz
Area 5 – Hancock Park: James Wolf
Area 6 – La Brea-Hancock: Barbara Savage
Area 7 – Larchmont Village: Charles D' Atri
Area 8 – Melrose: Philip Farha
Area 9 – Oakwood/Maplewood/St. Andrews:
Nancy Kim
Area 10 – Ridgewood-Wilton/St. Andrews
Square: Patricia Carroll
Area 11 – Sycamore Square: Steven Senigram
Area 12 – Western-Wilton: Greg Wittmann
Area 13 – Wilshire Park: John Gresham
Area 14 – Windsor Square: Caroline Labiner
Moser
Area 15 – Windsor Village: Julie Stromberg
At-Large: Karen Gilman
Business: John Winther
Education: Scott Appel
Other Non-Profit: Tucker Carney
Religion: Mike Genewick
Renters: Joe Hoffman



*GREATER WILSHIRE
NEIGHBORHOOD COUNCIL*

Board Meeting Agenda
Wednesday, April 12, 2017
7 p.m.

The Ebell of Los Angeles
743 S. Lucerne Boulevard
Los Angeles, CA 90005

**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

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Los Angeles, CA 90004

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The Neighborhood Council system enables civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, made up of volunteer stakeholders who are devoted to the mission of improving our communities and bringing government closer to us.

I. WELCOMING REMARKS:

- A.** Call to order (Owen Smith – President)
- B.** Flag Salute (Frances McFall)
- C.** Roll Call (Joe Hoffman – Secretary)

**II. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS:
(Representatives from government offices and community-based organizations)**

- A.** CD4 Update (Catherine Landers)
- B.** CD5 Update (Robert Oliver)
- C.** LAPD Senior Lead Officers / CPAB (Frank Rosato)
- D.** Metro
- E.** Other local government representatives

III. CITY BUDGET and NC BUDGET ADVOCATES (Discussion and possible Board action) (Jack Humphreville)

- A.** DWP Report
- B.** Budget Advocate Report
- C.** LANCC Report

Proposed motion regarding the distribution of Measure M Local Return funds (CF 16-0187, CF 17-0166):

The Greater Wilshire Neighborhood Council opposes any proposal by the Mayor or the City Council to close part of the City's \$250 million budget gap for next year by using an estimated \$50-60 million of Local Return money from Measure M, the permanent half cent increase in our sales tax that was approved by 71% of voters in November 2016. We urge that the funds be evenly distributed between the 15 Council Districts. We urge that Measure M Local Return Funds be used to supplement city budget funding, whether it is for the repair of our streets and sidewalks (as was promised in the campaign ads for Measure M) or other important issues related to our streets and sidewalks. We believe that Neighborhood Councils should have an active role in the decisions of how these funds will be spent.

Proposed motion regarding LAPD to allow online reporting of certain, low level crimes (CF 17-0225):

The Greater Wilshire Neighborhood Council supports the actions by LAPD to allow online reporting of certain, low level crimes, but it does not go far enough. According to the U.S. Bureau of Justice Statistics, in 2015 an estimated 35 percent of property crimes like burglary and motor-vehicle thefts were not reported to the police nationwide and these crimes are not reportable to LAPD online. LAPD asks residents to be the eyes and ears to help reduce crime, but residents need the tools to make the job easier. We ask the City Council to look at expanding the Online Reporting Program on the LAPD website and other reporting tools to make Los Angeles safer and allow victims easier ways to report crime.

IV. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Comments from the public on non-agenda items within the Board's jurisdiction (up to 2 minutes per speaker; speakers are requested to fill out speaker cards)

V. ADMINISTRATIVE ITEMS (Discussion and Board Action)

A. Review and adoption of March 8, 2017 minutes (Joe Hoffman)

B. Neighborhood Council Resolution on Timing of the Neighborhood Council 2020 Elections

At the March 8, 2017 meeting, the Board voted to recommend the option to "conduct 2018 Neighborhood Council elections as scheduled. Board members elected would have 3 year terms."

The Board must take this action again as a role call vote.

VI. PRESIDENT'S REPORT:

A. Alternate Board Member Vacancies. Eligible for nominations of qualified candidates, to be submitted to the Board for approval:

Education

Religion

B. Board Member and Alternate Training Requirements

All board members and alternates must complete ethics and funding training in order to vote on funding motions before the board. The training courses and instructions can be found at <http://empowerla.org/boardmembers/>.

The following Board Members and Alternates are shown, by DONE, as NOT having completed the trainings noted below and are NOT eligible to vote on financial matters:

DeVore – Ethics & Funding

Mintz – Ethics & Funding

Morgens – Ethics

Rosales – Ethics & Funding

Szentgyorgyi – Ethics & Funding

Wittmann – Ethics

C. Code of Conduct Policy – All Board Members and Alternates are required to read and sign the

Neighborhood Council Code of Conduct Policy (online version at <http://empowerla.org/code-of-conduct/>) within 30 days of their election or appointment. Members who have not yet completed the Code of Conduct include:

VII. TREASURER’S REPORT (Discussion and Board Action, as noted) (Patti Carroll)

A. Approval of Monthly Expenditure Report (MER) for March 2017 (Discussion and Board action)

3/2	San Wilshire – Photocopies for meeting	\$22.89
3/3	Public Storage - Storage rental	\$117
3/10	San Wilshire – Photocopies for board meeting	\$22.89
3/14	Larchmont Chronicle – Feb Ad	\$340
3/14	Ebell – Board Meeting Rent, March Meeting	\$350
3/14	Lloyd Staffing – Minutes Writer DL	\$135.14
3/14	Lloyd Staffing – Minutes Writer DL	\$135.14
3/30	San Wilshire – LUC meeting printouts	\$34.88

B. Approval of individual expenses listed in the March 2017 MER (Discussion and Board Action)

See above

C. Review March 2017 Board Expenses that will show up on the April 2017 Monthly Expense Report (Discussion only no Board Action necessary)

Public storage	\$117
Facebook – Measure S ad	\$7.97
Lloyd Staffing	TBD
Larchmont Chronicle – April ad	\$340
Ebell – April Board meeting	\$350
Artisanal Brewers – Homeless Count	\$5
UMC - LUC – October 2016	\$150
UMC - LUC – November 2016	\$150
UMC LUC – January 2017	\$150
Village Mail Call for Mail box (annual rental)	\$400

D. Pre-Approval of Upcoming Board Expenses (Discussion and Board Action)

Media Temple (web/email hosting – annual renewal)	\$240
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E. Review and update of General Treasury information and DONE update.

VIII. OUTREACH COMMITTEE (Discussion and Possible Board Action as noted) (Joe Hoffman)

A. Update on the April 1, 2017 meeting.

B. Citizen Recognition Awards

C. Next Outreach Committee meeting:

May 6, 2017 at 9am at Bricks and Scones Café, 403 N. Larchmont Blvd.

IX. TRANSPORTATION COMMITTEE (Julie Stromberg)

A. Report on the April 3, 2017 meeting.

B. The Next Transportation Committee Meeting:

Monday, June 19, 2017, 7:00 p.m., at Marlborough School.

X. SUSTAINABILITY COMMITTEE (Julie Stromberg, Barbara Savage)

A. Report on the March 14, 2017 meeting:

The committee voted to put together a GWNC Sustainability team for the March for Science on April 22, 2017 in Pershing Square.

B. Next Sustainability Committee meeting:

Tuesday, June 13, 2017, 7:00 p.m., at Marlborough School.

XI. **NEW BUSINESS (matters not previously identified for future consideration and action)**

XII. **LAND USE COMMITTEE (Jim Wolf)**

A. 5820 W. Melrose Ave - (Discussion and Possible Action)

A conditional use permit to allow the sale and dispensing of a full-line of alcoholic beverages in conjunction with a 3,946 square feet restaurant, with 60 indoor and 24 outdoor seating, with proposed hours of operation from 10:00am to 2:00am, daily, in the C2-1 zone. Also, to permit the deviation from the commercial corner development provisions to allow the operations of an existing restaurant from 10:00 a.m. to 2:00 a.m. daily, in lieu of the maximum of 7:00am. To 11:00pm., daily otherwise permitted in the C2-1 zone. ZA-2016-4900-CUB, ENV-2016-4901-CE. April 6, 2017 Hearing. LUC voted 10 yes, 0 no, 1 abstained to oppose the CUB as presented unless modified.

Proposed motion: That the Greater Wilshire Neighborhood Council oppose the application for a CUB for 5820 W. Melrose Ave unless it was modified to include the sale of beer and wine only and the hours of operation not exceed those of the current C2-1 zone.

B. 800 S. La Brea Ave - (Discussion and Possible Action)

Pursuant to section 12.24.w.1 conditional use permit (CUP) to allow the on-site sale of a full line of alcoholic beverages in conjunction with the operation of a multiple restaurant venue market hall and microbrewery. No addition in floor area is proposed. The proposed hours of operation are from 7am-12am on Sunday-Wednesday and 7am-2am on Thursday, Friday and Saturday. The 12,724, sq. ft. space will include approximately 1,795 sq. ft. of restaurant and microbrewery operations, 2,625 sq. ft. of microbrewery equipment, 1,822 sq. ft. of retail, and 1,057 sq. ft. of support areas including trash, restrooms, and electrical, and 5,425 sq. ft. of common seating area. There are 199 seats proposed in the common seating areas. Expedited Case ZA-2017-30-CUB. LUC voted 10 yes, 0 no, 1 abstained to support the CUB as presented.

Proposed motion: That the Greater Wilshire Neighborhood Council support the application for a CUP (ZA-2017-30-CUB) for the on-site sale of a full line of alcohol and on-site beer manufacturing for a 199 seat restaurant at 800 S. La Brea Ave with proposed hours of operation from 9am-12am on Sunday-Wednesday and 9am-2am on Thursday, Friday and Saturday, and including the conditions approved by the Sycamore Square Neighborhood Association's Resolution dated March 30, 2017.

C. 600 S. La Brea Ave. - (Discussion and Possible Action)

First floor change of use to restaurant with on-site sale of alcohol and microbrewery as part of a T/I for a new restaurant with outdoor patio dining area. The applicant is requesting the on-site sale of a full line of alcoholic beverages and on-site beer manufacturing (Microbrewery). ZA-2017-0113-ZV-CUB. LUC voted 11 yes, 0 no, 1 abstained to support the CUB as presented.

Proposed motion: That the Greater Wilshire Neighborhood Council support the application for a CUP (ZA-2017-113-ZV-CUB) at 600 S. La Brea Ave. for the on-site sale of a full line of alcohol and on-site beer manufacturing at a new 4,736 square-foot restaurant with 168 interior seats and 1,170 square-foot outdoor patio dining area with 88 seats, for a total of 5,906 sq. ft. and 256 seats, with hours of operation from 11:00 am – 12:00 am Monday through Wednesday, 11:00 am – 1:00 am Thursday and Friday, 7:00 am – 1:00 am on Saturday and 7:00 am – 12:00 am on Sunday. Closing hours on the patio are to be 11:00 pm Sunday through Wednesday and 12:00 am Thursday through Saturday.

D. 850 S. La Brea Ave

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. Housing data: 30 base units, 36 market rate, 4 very low income (11% set aside), and 33.33% density bonus requested. Residential units are built in 4 floors over approximately 4,000 sf of commercial space on the ground floor. Two levels of sub garage included and two on-menu incentives for far increase to 3:1 and 20% open space reduction. DIR-2016-4543-DB. LUC asked applicant to return with the project architect for further consultation.

E. 743 S. Gramercy Drive - (Discussion and Possible Action)

Applicant requests a 35% density bonus with 2 on-menu incentives to construct 15,390 sf, 75'6" in height, 21-unit, 6 story residential apartments over one level used for automated parking, lobby, and community space and two levels of subterranean parking. Of the 21 units, 18 will be market rate and 3 units (20%) set aside for low income. Two on-menu incentives requested are: (1) side yard reduction to 8' in lieu of required 10' (2) FAR increase from allowed 3:1 to 4:05:1. Priority housing project. DIR-2016-3615-DB. LUC voted 8 yes 0 no to oppose the project due to non-appearance by the applicant.

Proposed motion: That the Greater Wilshire Neighborhood Council oppose the application for 743 S. Gramercy Drive until presented by the applicant.

F. 5200 Wilshire Blvd. - (Discussion and Possible Action)

Plan approval application under case No. CPC-2008-9909-GPA-VZC-HD-BL-CUB-ZAA-SPR-CDO to allow the sale of a full line of alcoholic beverages for off-site consumption and occasional on-site tastings at a BevMo! store. LUC voted 11 yes, 0 no, 1 abstained to support the CUB as presented.

Proposed motion: That the Greater Wilshire Neighborhood Council support the application to allow the sale of a full line of alcoholic beverages for off-site consumption and occasional on-site tastings at a BevMo store at 5200 Wilshire Blvd.

G. 3977 W. 6th Street - (Discussion and Possible Action)

Application for the sale and dispensing of Beer and Wine w/hours of 10:00am – 12:00am instead of the 7:00 am to 11:00pm currently in place for the area. ZA-2016 4579-CUB. LUC voted 11 yes, 0 no, 1 abstained to support the CUB as presented.

Proposed motion: That the Greater Wilshire Neighborhood Council support the application to allow the sale and dispensing of beer and wine w/hours of 10:00am – 12:00am for the restaurant at 3977 W. 6th Street.

H. 838 N. Mansfield Ave.

Application to Convert an existing 5 Unit apartment building, built in 1977, to condos. Request for a zoning administrator's adjustment to allow a reduced front yard setback of 10-feet in lieu of the required 15-feet. ZA-20170052-ZV-ZAA, ENV-2017-2954-CE, 20102953-PMLA-CC. LUC tabled until the next meeting.

I. 141 N. Western Ave. - (Discussion and Possible Action)

Application for a CUB to allow the sale and dispensing of Beer and Wine for on and off-site consumption in conjunction with a 1400 SF restaurant Hours 10:00 am to 12:00 am. ZA-20164757-CUB, ENV-2016-4758-CE. LUC voted 12 yes, 0 no, 0 abstained to oppose the application due to non-appearance by the applicant.

Proposed motion: That the Greater Wilshire Neighborhood Council oppose the application for 141 N. Western Ave. until presented by the applicant.

J. 545 S. Gramercy Place - (Discussion and Possible Action)

Application for zone variance to convert first floor to Office space and second floor to Residential space. ZA-2016 4911-ZV, ENV-2016-4912-EAF. LUC voted 9 yes, 2 no, 1 abstained to support the variance as presented.

Proposed motion: That the Greater Wilshire Neighborhood Council support the application for a zone variance for proposed office use on the first floor of a two-story residential building at 545 S. Gramercy Place.

K. 4907 W. Rosewood Ave. (Discussion and Possible Action)

Demolition of 2 existing single family dwellings and will export 6,200 Cu. Yd. for the construction of a 25-unit apartment building – 4-story over basement garage. 35% Density Bonus, setting aside 2 very low income units (11%) of base Density of 18, asking for 2 on-menu incentives (a) 35% increase in FAR and (b) increase in Allowable Height. H=56ft., opting for Parking coupled with Bike Parking reduction providing 46 parking spaces. DIR-2016-4774-DB. LUC voted 12 yes, 0 no, 0 abstained to oppose the application due to non-appearance by the applicant.

Proposed motion: That the Greater Wilshire Neighborhood Council oppose the application for 4907 W. Rosewood Ave. until presented by the applicant.

L. Next Land Use Committee meeting: April 25, 2017 at 6:30 pm.

M. Possible agenda items for upcoming meetings:

- i. **950 S. St. Andrews Place** (Joseph Pascoquin) Application for the legalization of 1 Unit totaling 29 from the approved 28. ZA-2017-608-ZV, ZA-2017-609-EAF.
- ii. **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. He has requested to come in January 2017.
- iii. **612 S. Norton and 4055 W. Wilshire Blvd.** - Updates on plans for townhouses and condominiums.
- iv. **500 S. Manhattan Place** - Demolish existing 4 units and Develop a 5-story 32-unit apartment complex with 4-stories of residential over one grade level parking structure, an application for Density Bonus with incentives for reduced side yard setbacks and rear yard setbacks. 35% Density Bonus with 3 on menu incentives for reduced side yards and rear yard with four (4) affordable units. ZA-2017-0052-ZV-ZAA.

XIII. AD HOC NEIGHBORHOOD PURPOSE GRANTS COMMITTEE (Discussion and Board Action)

A. Updates (Julie Stromberg)

XIV. BOARD MEMBER COMMENTS/ANNOUNCEMENTS/LIAISON REPORTS

A. Congress of Neighborhoods (Colette Amin)

Congress Planning Committee Mixer at the Hollywood Constituent Center, 6501 Fountain Avenue, Los Angeles, CA 90028 on Sunday, April 23, 2017 at 1:00PM (Refreshments)

XV. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

Next meeting - Wednesday, May 10, 2017, 7:00 p.m.

Time allocations for agenda items are approximate and may be shortened or lengthened at the discretion of the Chairperson.

Items in italics above are unconfirmed and may be tabled until a later meeting.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – The public is requested to fill out a “Speaker Card” to address the Committee on any agenda item before the Committee takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered.

Comments from the public on other matters not appearing on the agenda that are within the Board’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

PUBLIC POSTING OF AGENDAS – GWNC agendas are posted for public review in the following locations:

- Our website (<http://www.greaterwilshire.org>)
- Our Facebook page (<http://www.facebook.com/greaterwilshireneighborhoodcouncil>)
- Our Twitter feed (<http://www.twitter.com/greaterwilshire>)
- NextDoor.com
- The community bulletin board at the Bricks & Scones Café, 403 N. Larchmont Blvd., 90004
- Via e-mail (send a subscription request to admin@greaterwilshire.org)
- Via the L.A. City Early Notification System at <http://www.lacity.org/government/subscriptions/neighborhoodcouncils/index.htm>

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PUBLIC ACCESS OF RECORDS -- In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website at <http://www.greaterwilshire.org> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact info@greaterwilshire.org or (323) 539-4962.

RECONSIDERATION AND GRIEVANCE PROCESS – For information on the GWNC’s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the GWNC Bylaws. The bylaws are available at our Board meetings and on our website at <http://www.greaterwilshire.org>

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