

CITY OF LOS ANGELES  
CALIFORNIA

**Greater Wilshire Neighborhood Council  
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Area 14 – Windsor Square: Caroline Labiner  
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**GREATER WILSHIRE  
NEIGHBORHOOD COUNCIL**

**Land Use Committee Agenda**

Hope Lutheran Church

6720 Melrose Avenue

Los Angeles, CA 90038

Tuesday February 27, 2018 – 6:30 p.m.

**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.

1. **WELCOMING REMARKS:** **(5 minutes)**
  - a. Call to order (Caroline Labiner Moser)
  - b. Roll Call (Max Kirkham)
2. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** **(5 minutes)**
3. **ADMINISTRATIVE ITEMS (Discussion and Action)** **(5 minutes)**
  - a. Review and adoption of November 28, 2017 minutes and January 23, 2018 minutes
  - b. Review of Early Planning Report for possible future action items
  - c. Election of Cathy Roberts, La Brea-Hancock Stakeholder, to the committee
4. **OLD BUSINESS (Discussion and Possible Action)** **(30 minutes)**

**[Note: Items in *italics*, below, were unconfirmed at publication and may be postponed until a later date.]**

  - a. **947 S. Norton Ave:** (Discussion and Possible Action) (Patty Yoon)  
Application is for conditional use permit for a public parking lot in the R1-1 zone to be used as parking for an adjacent commercial business. ZA-2017-4917-CU, ENV-2017-4918-CE.
  - b. **946 S. Norton Ave:** (Discussion and Possible Action) (Patty Yoon)  
Pursuant to LAMC section 12.24-W, 37, a conditional use permit for a public parking lot in the R1-1

zone to be used as parking for an adjacent commercial business. The Board voted 4-8-3 to oppose the CUP for a public parking lot at 946 S. Norton Ave in the R1-1 zone to be used as parking for an adjacent commercial business. Motion to support failed. ZA-2017-3955-CU, ENV-2017-3956-CE.

- c. **4827 W. Oakwood Ave:** (Discussion and Possible Action) (Kenneth Ree and King Woods)  
Preliminary Parcel Map for a Small Lot Subdivision. Demo a Single-Family Residence to construct a 4-Unit SLS. AA-2017-5342-PMLA-SL, ENV-2017-5343-CE

**5. NEW BUSINESS (Discussion and Possible Action) (90 minutes)**

- a. **5730 W. Melrose Ave:** (Discussion and Possible Action) (Lee Rabun)  
Application for a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption. ZA-2017-5145-CUB, Env-2017-5146-CE
- b. **5353 W. 3<sup>rd</sup> Street:** (Discussion and Possible Action) (Lev Stark)  
Plan approval pursuant to Condition No. 33 of Case No. ZA-1997-0785-CUZ-PA10 (Letter of Correction) to demonstrate compliance with conditions and to increase the time between request plan approval from 3 years to 5 years. ZA-1997-0785-CUZ-PA11.
- c. **706 N. Citrus Ave:** (Discussion and Possible Action) (Christine Rivera)  
Requesting a Plan Approval for the continued sale and dispensing of a full line of alcoholic beverages in conjunction with a 2,098 sq. ft. restaurant with 85 seats and hours of operation from 10 am - 1 am, Sunday through Thursday and 9 am - 1 am Friday and Saturday. ZA-2013-566-CUB-PA1, ENV-2018-68-CE.
- 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.
- 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.
- f. **5115 W. Wilshire Blvd.:** (Discussion and Possible Action) (Ariel Gutierrez & Jay Kwon)  
Conditional Use Permit to allow the continued operation and maintenance of an existing 4485 sq. ft. restaurant with on-site sales and consumption of beer and wine. 114 indoor dining seats and 24 outdoor patio dining seats. CUB: Hours of operation and alcohol sales from 11 am to 11 pm daily. ZA-2018-540-CUB, ENV-2018-541-CE.
- g. **7051 -7059 Willoughby Ave:** (Discussion and Possible Action) (Karen Gilman)  
Pursuant to 12.24w.40, a conditional use permit to allow a tenant improvement to change the use from light manufacturing to coffee manufacturing and production with a cafe serving the public in the mr1-1 zone. Applicant: Company: SIGHTGLASS, Representative: Michael Gonzales, Company: Gonzales Law Group APC. ZA-2017-1968-CU, ENV-2017-1969-CE. THIS ITEM IS NOT IN GWNC AND WAS REQUESTED BY Karen Gilman and Lucile Saunders.

**6. COMMITTEE MEMBER REPORTS (Including Discussion and Possible Action) (10 minutes)**

- a. **Possible agenda items for upcoming meeting:**
  - GWNC Protocols, The Brown Act** (Discussion and Possible Action) (Caroline Labiner-Moser)
  - 5212 W. Melrose Ave: (Discussion and Possible Action) (Todd Elliott)**  
The project would repurpose the 6 existing historically-significant bungalow structures to allow construction of a hotel consisting of up to 18 guest rooms, with a small hotel lobby on 12,434 sq.

ft. parcel. Requesting, conditional use permit to allow a hotel within 500 feet of any A or RE zone, zone variance to allow the maintenance of the existing driveway width of 8'9" feet to serve the hotel use in lieu of the required 10 feet in lieu of 12.21a5(e) and a zoning administrator adjustment to allow parking stackers within the required rear yard setback in lieu of 12.14.c.2. ZA-2017-3165-CU-ZV-ZAA, ENV-2017-3166-EAF.

**b. Next meeting, March 27, 2018 at 6:30 pm.**

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

**8. ADJOURNMENT**

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

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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.

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- 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](mailto: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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