

CITY OF LOS ANGELES  
CALIFORNIA

**Greater Wilshire Neighborhood Council  
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Area 6 – La Brea-Hancock: Bradley Jewett  
Area 7 – Larchmont Village: Charles D’Atri  
Area 8 – Melrose: Philip Farha  
Area 9 – Oakwood/Maplewood/St. Andrews:  
Max Kirkham  
Area 10 – Ridgewood-Wilton/St. Andrews  
Square: Patricia Carroll  
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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**

Land Use Committee Agenda  
Marlborough School  
250 S. Rossmore Avenue, Rm. 200-D  
Los Angeles, CA 90004  
Parking Entrance on 3<sup>rd</sup> Street  
Tuesday, May 22, 2018 – 6:30 p.m.

**GREATER WILSHIRE  
NEIGHBORHOOD  
COUNCIL**

419 N. Larchmont Blvd., #331  
Los Angeles, CA 90004

(323) 539-GWNC (4962)

[info@greaterwilshire.org](mailto:info@greaterwilshire.org)

[www.greaterwilshire.org](http://www.greaterwilshire.org)

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 April 24, 2018 minutes
  - b. Review of Early Planning Report for possible future action items
4. **OLD BUSINESS (Discussion and Possible Action)** (45 minutes)

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

  - a. **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.
  - b. **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.

- c. **4653, 4653 ½, 4655, 4657 Beverly Blvd:** (Discussion and Possible Action) (Tari Kuvhenguhwa, Eddie Navarrette)

A CUB to allow the Zone Change sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,322 sq. ft. restaurant with 48 indoor seats and with hours of operation from 8:00 am to 1:00 am daily. ZA-2018-1943 CUB, ENV-2018-1944-CE

**5. NEW BUSINESS (Discussion and Possible Action) (45 minutes)**

- a. **856-870 S. Gramercy Drive:** (Discussion and Possible Action) (Joseph Mayberg, Daniel Ahadian)  
Demo 3 single family residences and a small child care facility to construct a 6-story, 53-unit multi-family project over 1-level of subterranean parking. Utilizing TOC base incentives: 1. FAR, 2. Density, 3. Parking reduction and three additional incentives. 1) To allow a height increase of 22' from 45' to 67' with the 6<sup>th</sup> 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". 47 market rate and 6 ELI. DIR-2018-1626-TOC, ENV-2018-1627-CE.
- b. **985-991 3<sup>rd</sup> 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.

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

- a. **Protocols,** (Discussion and Possible Action) (Caroline Labiner-Moser)
- b. **Possible agenda items for upcoming meeting:**
  - i. **5784 Melrose Ave: 7-Eleven Store** (Adan Madrid) Requesting to contact us at a later date.
  - ii. Wilshire Center Koreatown Neighborhood Council/Proposed Wilshire Center - Little Bangladesh Neighborhood Council: (Information only) Possible impact on GWNC. Wilshire Center-Koreatown Neighborhood Council Subdivision Town Hall Meeting was held on May 17, 2018 to discuss Wilshire Center-Little Bangladesh Neighborhood Council.
- c. Next meeting, June 26, 2018 at 6:30 pm., Marlborough School, 250 S. Rossmore Avenue, Rm. 200-D, Los Angeles, CA 90004

**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.

**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](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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**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](mailto:info@greaterwilshire.org) or (323) 539-GWNC (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>

SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE AVISAR AL CONCEJO VECINAL 3 DIAS DE TRABAJO (72 HORAS) ANTES DEL EVENTO. POR FAVOR CONTACTE AL SECRETARIO DE LA MESA, AL (323) 539-GWNC (4962) O [INFO@GREATERWILSHIRE.ORG](mailto:INFO@GREATERWILSHIRE.ORG)