

CITY OF LOS ANGELES  
CALIFORNIA

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Education: Scott Appel  
Other Non-Profit: Tucker Carney  
Religion: Mike Genewick  
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**GREATER WILSHIRE  
NEIGHBORHOOD COUNCIL**

Land Use Committee Agenda  
Marlborough School  
250 S. Rossmore Avenue, Collins Rm., D-200  
Los Angeles, CA 90004  
Parking Entrance on 3<sup>rd</sup> Street  
Tuesday September 25, 2018 – 6:30 p.m.

**GREATER WILSHIRE  
NEIGHBORHOOD  
COUNCIL**

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

(323) 539-GWNC (4962)

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[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 August 28, 2018 minutes
  - b. Review of Early Planning Report for possible future action items
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. **250 S Wilton Place:** *(Discussion and Possible Action) (Fred Maidenber) Proposing to create new 5-small lots for single family residential purposes. Each residence will have attached garages. VTT-77081-SL, ENV-2017-3703-CE.*
  - b. **5784 Melrose Ave.:** *(Discussion and Possible Action) (Adan Madrid) 7—Eleven Convenience Store*
  - c. **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.

- d. **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.
- e. **845 S. St Andrews Place:** (Discussion and Possible Action) (Sa Har Khazani) Demolish a vacant school and Construct a 6-story 25-unit apartment building. TOC DIR-2018-3524-TOC, ENV-2018-3525-EAF.
- f. **5123 W. Clinton Street:** (Discussion and Possible Action) (Gavin McKiernan) Present use: Duplex. One Lot Subdivision into two Condominiums. Project is already under construction. AA-2018-2625-PMLA-CN, ENV-2018-2626-CE.
- g. **Parkway Trees:** (Discussion and Possible Action) (Jeff Carpenter) Review of current efforts and possible motion to encourage city council to draft new rules for the removal of street trees, and penalties for illegal tree removals.
- h. **5058 W. Maplewood Ave.:** (Discussion and Possible Action) (Joe Barnes, Jr., Jason Peers) 14 Appeals filed. DIR-2017-2437-DB, ENV-2017-2438-EAF.

## 5. NEW BUSINESS

- a. **120 S. Wilton Drive:** (Discussion and Possible Action) (Vanessa Withers) Historical Cultural Monument Application for the Henry M. Jones House.
- b. **Processes and Procedures Staff Report Released for Public Review:** (Discussion and Possible Action) (Caroline Moser):
- c. **628 S. Orange Dr.:** (Discussion and Possible Action) (Donald E. Maddock and Julio Betbeder) change existing SFD with Detached Garage to SFD with Accessory Dwelling Unit with a reduced side yard that varies between 5" and 2'1" setback in lieu of 5'0" in the R1R3-RD Zone. ZA-2018-4846-ZAA, ENV-2018-4847-CE.
- d. **639 N. Larchmont Blvd.:** (Discussion and Possible Action) (Lisa Bonbright, Mark E Lehman) Conditional Use Permit to allow the sale and dispensing of beer and wine in conjunction with a restaurant with indoor and outdoor seating with hours from 7:00 am to 11:00 pm daily. No off-site alcohol sales. ZA-2018-4762-CUB, ENV-2018-4763-CE.
- e. **6610 Melrose Ave.:** (Discussion and Possible Action) (Brett Egstrom) Sale of beer and wine for on-site and off-site consumption in conjunction with an existing restaurant with 30 indoor seats. Hours 11 am to 11pm Sunday – Thursday and 11 am – 12 midnight Friday and Saturday. ZA-2018-4852-CUB, ZA-2018-4854-CE.
- f. **850 S. Gramercy Place:** (Discussion and Possible Action) (Eric Lee, Erica J. Cha) New 18-Unit Apartment Building (**Under Construction**) with garage. ZA-2018-4722-ZAD, ENV-2018-4723-CE.
- g. **4749 W. Elmwood Ave:** (Discussion and Possible Action) (Don Tolentino, Brian Cohen) Demolition Application No.18019-10000-03932

## 6. REQUESTS FOR FUTURE AGENDA ITEMS

- i. **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 requests approval for the construction of a tier 2 TOC development. A 6-story, 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. DIR-2018-2234-TOC, ENV-2018-2235-EAF.
- ii. **117 N. Manhattan Place:** Project was built with the original plans that were presented to LUC not the plans that LUC supported and the Board voted to Approve.
  - iii. **611 N. Manhattan Place:** (Discussion and Possible Action) (Yonatan Partiel) Proposed construction, use and maintenance of a new 5-story – 56Ft. building with 14-apartments (2-ELI) and one (1) Subterranean Level parking for **13** vehicle spaces and **16** bicycle spaces. Existing landscaping to be removed. DIR-2018-4817-TOC, ENV-2018-4818-CE
  - iv. Drafting a menu of standard motions
  - v. Looking at our tasks and seeing if we can get committee help for some of them
  - vi. TOC/TNP
  - vii. Quicker Liquor licenses/extended bar hours
  - viii. Processes and Procedures Ordinance, proposed

## 7. 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>

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