



Greater Wilshire Neighborhood Council
General Board Meeting Minutes, Wednesday, October 10, 2018
Approved [with clarifications provided by] December 12, 2018

I. WELCOMING REMARKS

A. Call to order (Owen Smith – President)

A duly noticed Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Board of Directors was held on Wednesday, October 10, 2018, at the Ebell of Los Angeles, 743 S. Lucerne Blvd., Los Angeles, CA 90005. President Smith called the meeting to order at 7:03 p. m.

B. Flag Salute (Frances McFall)

The Pledge of Allegiance was led by Ms. McFall.

C. Roll Call (Jeff Carpenter – Acting Secretary)

Ten of the 21 Board Members or their Alternates were present at the Roll Call, which is not a quorum: Scott Appel, Jeffrey Carpenter, Patricia Carroll (Treasurer), Jennifer DeVore (Alternate for James Wolf, Vice-President), John Gresham, Max Kirkham, Bobbie Kumetz, Frances McFall, Owen Smith (President), Conrad Starr. Five Board Members arrived later: Tucker Carney, Charles D’Atri, Karen Gilman, Caroline Moser and Julie Stromberg. Six Board Members were absent and not represented by an Alternate: Philip Farha, Michael Genewick, Bradley Jewett, Steven Senigram, John Winther, Greg Wittmann. The GWNC quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is 3/5 of the 21 filled Seats, or 13 Members (see the Bylaws at <https://lacity.quickbase.com/db/bj3apxsp3?a=q&qid=32&qskip=0&qrppg=1000&dlta=su46~.>), so at this time the Board could only take public comments, could not have any official discussions, and could not make any Motions or take any votes. All of the 21 Board Seats were filled (by election or appointment). Five Alternate Seats were vacant (see below Item #VI. A.; to apply see www.GWNC.org.) Also attended: approximately 25 Stakeholders and guests.

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

A. CD4 Update (Rob Fisher)

[*This Agenda Item was addressed after Item #II. D.*] Rob Fisher, Deputy for L.A. City District Four Councilman David Ryu (323-957-6415; Rob.Fisher@LACity.org; <http://CD4.LACity.org>), reported that the lot at Irving and Wilshire is being used by Metro for Purple Line construction.

Board Member Charles D’Atri arrived at this time (7:18), making 15 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was thirteen).

Mr. Fisher continued that Metro may do “additional mitigation” regarding noise during “about six months” of construction.

B. CD5 Update (Robert Oliver)

Robert Oliver, Field Deputy for L.A. City District Five Councilman Paul Koretz (323-866-1828; Robert.Oliver@LACity.org; www.lacity.org/council/cd5), reported that historic Pink’s Square crosswalk at Beverly Blvd. and N. Orange Dr. was dedicated. He encouraged submitting tree trimming requests.

C. LAPD Senior Lead Officers

Hebel Rodriguez, an LAPD Wilshire Division Senior Lead Officer (office 213-473-0476; mobile/text phone 213-793-0715; 35738@LAPD.LACity.org; www.LAPDWilshire.com), could not attend and there was no report at this time.

D. Metro (Ned Racine)

Ned Racine, Metro Senior Construction Relations Officer (cell 213-479-7884, RacineN@metro.net; 24-hour information 213-922-6934; Bus Rapid Transit 24-hour hotline 213-922-2500+1; PurpleLineExt@metro.net; www.facebook.com/PurpleLineExt; www.Twitter.com/PurpleLineExt; www.metro.net/PurpleLineExt), introduced Scott Donohue and reported that “the tunnel boring . . . will start Monday . . . they’ll dig twin tunnels.”

Board Member Karen Gilman arrived at this time (7:09), making 11 Board Members (or their Alternate(s)) present, two short of the GWNC quorum at this Meeting of 13.

Mr. Racine continued that “the tunnels . . . are completely under Wilshire Blvd.”

Board Member Julie Stromberg arrived at this time (7:10), making 12 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was thirteen).

Mr. Racine described other construction details.

Board Members Tucker Carney and Caroline Moser arrived at this time (7: 12 and 7:14), making 14 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was thirteen). Now the Board could take binding votes on Agendized Items.

E. Department Of Neighborhood Empowerment (John Darnell)

John Darnell, Neighborhood Council Advocate, L.A. Dept. of Neighborhood Empowerment (DONE) (213-978-1551; John.Darnell@LACity.org; www.EmpowerLA.org), reported that there would be an October 29th training; Civic University would be October 30th.

F. Other local government representatives

City Clerk Election Administrator Renee McDade introduced herself and described preparation for the Sunday, March 31, 2019, 10:00 a.m.-4:00 p.m. GWNC election at a location to be determined. Candidate filing is December 16th – January 15th. Angie Aramayo, Central Area Representative for Mayor Eric Garcetti (213-978-3130; Angie.Aramayo@LACity.org; AngieAramayo@yahoo.com; http://LAMayor.org), reported that information is available regarding bridge housing for homeless people. The “City and County” are working to prevent the spread of typhus.

G. LAPD (Sgt. Lara): The extended hour law (to 4 am) and over the counter CUPs.

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

A. DWP Report

Mr. Humphreville was not present and there was no report.

B. Budget Advocate Report.

Mr. Humphreville was not present and there was no report.

C. LANCC Report

Mr. Humphreville was not present and there was no report.

IV. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS.

Stakeholder Bridget, who is interested in the Education Alternate Board Seat, described her education background. Ashley Sanchez announced the October 28th Rock and roll Half Marathon.

V. ADMINISTRATIVE ITEMS (Discussion and Board Action)

A. Review and adoption of the September 12, 2018 Minutes Proposed Motion: That the GWNC Board approve the September 12, 2018 Minutes.

The following correction to the September 12, 2018 General Meeting Minutes was requested: page three, Item #II. H.: “She indicated that riders” should read “He indicated that riders.”

MOTION (by Mr. Starr, seconded by Mr. D’Atri): The Greater Wilshire Neighborhood Council approves the Minutes of its September 12, 2018 General Meeting as corrected.

MOTION PASSED by a hand vote; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Appel).

B. Nomination of Max Kirkham to the position of Board Secretary Proposed Motion: That the GWNC Board [see the below Motion].

MOTION (by Mr. Smith, seconded by Mr. Starr): The Greater Wilshire Neighborhood Council approves the nomination of Max Kirkham as the GWNC Board Secretary.

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

Mr. Kirkham took over Secretary duties from Joe Hoffman. There was discussion of how to maintain the website; Mr. Carney volunteered to help. Mr. Kirkham explained processes and help needs.

VI. PRESIDENT'S REPORT

A. Alternate Board Member Vacancies. Eligible for nominations of qualified candidates, to be submitted to the Board for approval: Area 3 – Country Club Heights; Area 12 – Western-Wilton; Business; Education; and Religion.

Mr. Smith noted the above and that Mr. Hoffman no longer is a Board Member. Mr. Starr is the Renters Representative; the Alternate Seat is available. Mr. Smith received Stakeholder calls regarding tree trimming needs.

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: Hanne Mintz – Ethics & Funding; Adam Morgens – Ethics; Kathleen Mulligan – Ethics; James C. Wolf – Ethics; Charles D'Atri – Ethics; Sue Horowitz – Ethics; and Kimberly Nortman – Ethics.
Mr. Smith noted the above.

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-ofconduct/>) within 30 days of their election or appointment.
Mr. Smith noted the above.

D. Recommendation: Of a new Transportation Committee Chair due to the resignation of Julie Stromberg.
Ms. Stromberg announced her Committee Chair resignation would be November 1st; Mr. Starr volunteered to be Chair.

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

A. Approval of Monthly Expenditure Report (MER) for September 2018 (Discussion and Board action)

9/3/18 Public Storage \$146.00

9/6/18 Larchmont Chronicle - July and August advertising \$716.00

9/7/18 Ebell of Los Angeles - July Board Meeting \$350.00

9/7/18 Ebell of Los Angeles - August Board Meeting \$350.00

9/12/18 San Wilshire - Print Material for Board Meeting \$104.91

9/25/18 San Wilshire - Print Materials for LUC meeting \$19.62

Ms. Carroll reviewed the above and the MER.

FUNDING MOTION (by Ms. Carroll, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council approves its Monthly Expenditure Report for September 2018.

FUNDING MOTION PASSED unanimously by a roll call vote of the 15 eligible voters present with all 15 in favor (“Yes” or “Aye”) (Appel, Carney, Carpenter, Carroll, D’Atri, DeVore, Gilman, Gresham, Kirkham, Kumetz, McFall, Moser, Smith, Starr and Stromberg); zero opposed; zero abstained.

- B. Approval of individual expenses listed in the September 2018 MER (Discussion and Board Action) See above.

FUNDING MOTION (by Mr. Gresham, seconded by Ms. Carroll): The Greater Wilshire Neighborhood Council approves the individual expenditures it made in September 2018.

FUNDING MOTION PASSED unanimously by a roll call vote of the 15 eligible voters present with all 15 in favor (“Yes” or “Aye”) (Appel, Carney, Carpenter, Carroll, D’Atri, DeVore, Gilman, Gresham, Kirkham, Kumetz, McFall, Moser, Smith, Starr and Stromberg); zero opposed; zero abstained.

- C. Review of September and October 2018 Board Expenses that will show up on the October 2018 Monthly Expense Report (Discussion only, no Board Action necessary).

Ebell \$350.00 Board Room Rental x2 September- October \$700.00

Larchmont Chronicle \$358.00 x2 September-October \$716.00

Larchmont Family Fair \$350.00

Public Storage October \$146.00

San Wilshire Speaker Cards for meetings \$32.70

Lloyd Staffing SF Admin 7/2/18-7/29/18- \$1200.00

Lloyd Staffing DL Minutes WE 7/1 \$141.57

Lloyd Staffing DL Minutes WE 8/12 \$115.83

Lloyd Staffing DL Minutes WE 8/19,9/2, 9/16 \$398.97

Lloyd Staffing DL Minutes WE 9/30 \$167.31

Ms. Carroll reviewed the above.

- D. Update on re-integrating \$1500 escrow Funds into GWNC budget. Possible board action.

Ms. Carroll updated about the above. No Motion was made or vote taken.

- E. Possible discussion re: Ebell increase to cover credit card expense. Possible board action

Ms. Carroll updated about the above. No Motion was made or vote taken.

VIII. OUTREACH COMMITTEE (Discussion and Possible Action as noted) (Tess Paige)

- A. The October 6, 2018 Outreach Meeting Report.

Ms. Paige reported that “Outreach had a great meeting.” Spanish and Korean are needed for GWNC election materials.

- B. Request for nominations for the Citizen Recognition Program.

Ms. Paige noted the above; she will see if an organization can be nominated.

- C. Next Outreach Committee meeting: November 3, 2018, at 9am at Bricks and Scones Café, 403 N. Larchmont Blvd. Los Angeles, CA 90005
Mr. Kirkham described planned GWNC election outreach. Ms. Carroll, GWNC Administrator Shirlee Fuqua, Ms. Moser, Ms. Paige and Mr. Starr volunteered.

IX. TRANSPORTATION COMMITTEE (Discussion and Possible Action) (Julie Stromberg)

- A. Upcoming Transportation Committee Meeting. The next GWNC Transportation Committee Meeting will be on Monday, October 15, 2018, 7:00 p.m., at Marlborough School, 250 S. Rossmore Ave., Los Angeles, CA 90004.
Ms. Stromberg noted the next meeting.

X. SUSTAINABILITY COMMITTEE (Discussion and Possible Action) (Julie Stromberg)

- A. New Committee Developments and Upcoming GWNC Sustainability Committee Projects. (Julie Stromberg)
Ms. Stromberg updated about the above.
- B. The GWNC Sustainability Committee welcomes Mary Proteau of Citrus Square to the Committee.
Ms. Stromberg noted the above.

- C. GWNC to host a rain barrel workshop with Rain Barrels, Intl. on Saturday, October 27, 2018, 10 a.m. – 12 p.m., Memorial L.A. High Library, 4625 W. Olympic Blvd., Los Angeles, CA 90019. Please RSVP at sustainability@greaterwilshire.org. The GWNC Sustainability Committee is looking to recognize a "Green" Business in the Greater Wilshire area. For more information and to nominate a Green Business, please see <http://www.greaterwilshire.org>, or email sustainability@greaterwilshire.org

Ms. Stromberg reported that “it’s a class.” Rain barrels are “a big problem” for harboring mosquito larvae, which can incubate for two years before hatching. L.A. County Vector Control will, for free, check for larvae. She noted that “all it takes is one home to impact an entire block.” Ms. Carroll requested and Ms. Stromberg will invite Vector Control to present to the Board.

- D. Discussion, Planning, and Possible Motion on GWNC Sustainability Committee Measure W, The Safe Clean Water Program. (William Funderburk, Jr.) Recommend to GWNC Board to support Measure W, the Safe Clean Water Program, write a letter of support for Measure W, and adopt resolution of Measure W. Proposed Motion: The Greater Wilshire Neighborhood Council Support Measure W, the Safe Clean Water Program, write a letter of support for Measure W, and adopt resolution of Measure W.

MOTION (by Ms. Stromberg, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council supports Measure W, the Safe Clean Water Program, will write a letter of support for Measure W, and adopt resolution of Measure W.

DISCUSSION: Ms. Stromberg reported that “this has been a product of 10-15 years of negotiations . . . to meet a State mandate.”

MOTION PASSED unanimously by a hand vote.

Ms. Stromberg will submit a Community Impact Statement (CIS) and noted that a Neighborhood Council “can have up to five individuals” be authorized to submit CIS’s.

- E. Discussion, Planning, and Possible Motion on EV Readiness Requirements for New Construction (Dan Kegel). Recommend to GWNC Board to call on City Council to enact cost-effective measures to ensure that 90% of parking spots in multifamily buildings constructed after January 1st, 2020, be ready for future installation of EV chargers. Proposed Motion: As the LA Times recently wrote, LA just saw its longest streak of bad air in decades --putting our children’s’ health in jeopardy. It’s increasingly clear that we need to do more to fight smog. West Hollywood and other cities are acting by making sure new multifamily buildings are ready for zero-emission cars. The GWNC calls on the City Council to enact cost-effective measures to ensure that 90% of parking spots in multifamily buildings constructed after January 1st, 2020 be ready for future installation of EV chargers.

MOTION (by Ms. Stromberg, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council will file a Community Impact Statement (CIS) in support of Council File 17-0309 with the following text:

“The GWNC SUPPORTS the measures proposed in Council File 17-0309 to fight freeway-related air pollution, IF AMENDED to adopt a more aggressive target of 90% of parking stalls be readily adaptable for the future installation of a charging station rather than the proposed 20%, and this target is applied to all new multifamily parking citywide.

The twin problems of ozone pollution and climate change require strong action, not timid steps. Lack of access to home charging at apartment buildings is widely understood to be one of the largest obstacles to broad adoption of zero-emission vehicles. The recent solid three months of ozone levels above the new federal limit in the LA air basin, and the recent warning from climate scientists that we must act quickly to reduce emissions, should be wake-up calls that business as usual is not sufficient.

The cities of West Hollywood, San Francisco, and Oakland have already adopted targets much higher than the proposed one, see <https://www.>***[OS/MK/JS CLARIFY: I BELIEVE JULIE WAS GOING TO PROVIDE THE INTERNET ADDRESS HERE.]***

We urge the City to lead rather than follow on this urgent issue.”

The CIS shall be filed by Julie Stromberg within two weeks of this vote.

DISCUSSION: Committee Member Dan Kegel presented and said “we need to address the challenges of climate change and smog.” He noted benefits of installing EV chargers in new construction. The City Council required 20% of new construction to have EV spaces.

MOTION PASSED unanimously by a hand vote.

F. Upcoming Sustainability Committee Meeting. Next GWNC Environmental & Sustainability Committee Meeting will be held on Tuesday, December 11, 2018, at Marlborough School, Collins Room – D200, 250 South Rossmore Avenue, Los Angeles, CA 90004.

Ms. Stromberg noted the above.

XI. LAND USE COMMITTEE (Discussion and Possible Action) (Caroline Labiner-Moser)
[*The following sub-section first paragraphs are copied from the Agenda.*]

A. 250 N. Wilton Place: (Discussion and Possible Action) (Greg Wittman). Vesting tentative track for small lot subdivision of 5 lots, with 5 single family homes with attached garages; VTT-77081-SL, ENV-2017-3703-CE. Previously, GWNC Board voted to oppose project on February 14th of this year and a letter of opposition was sent to all relevant parties on May 22nd. Proposed Motion: [see below].

MOTION (by Ms. Moser, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council reaffirms its opposition to the project as currently proposed at 250 N. Wilton Place and recommends the following:

1. That this project be referred to The Urban Design Studio in the City of Los Angeles for re-design counsel
2. That any new project assume the footprint, massing, character and setbacks of the prior contributing single-family historic structure. Replace that historic structure in footprint, massing, character, and setbacks, using a drive off of Wilton Place in the space remaining on the rear of the lot, facing Beverly Boulevard, where a historic garage existed, develop additional small lot units with a massing and character that blends into the historic district
3. That the Planning Department not find the project categorically exempt from CEQA.
4. That the Planning Department determine whether an EIR would have been required to allow for demolition of a contributing element and construction of a new project within the North Wilton Historic District.
5. That any proposed development comply with the Secretary of the Interior standards for the treatment of historic properties to ensure the project's mass, scale and character is compatible with the Historic District as viewed from Wilton Place and Beverly Blvd.
6. That 15 ft sidewalks be provided along Beverly Blvd, consistent with Mobility Element requirements for Avenue 1.

MOTION PASSED unanimously by a hand vote.

B. Parkway Trees: (discussion and possible action) (Jeffrey Carpenter) Review of current efforts and proposed motion to encourage city council to draft new rules for the removal of street trees and penalties for illegal tree removals. Lee Blumenfeld from the Encino NC attended the meeting and presented the position of the Encino NC. Proposed Motion: (Jeffrey Carpenter) [see below].

MOTION (by Mr. Carpenter, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council moves that, in view of the continued unpermitted taking of mature City parkway trees, the GWNC respectfully requests that the City Attorney's Office and the City Administrative Officer, after appropriate analyses, prepare a set of actions for the City to take that would effectively:

1. Establish financial and other penalties for the unapproved or unpermitted taking of City parkway trees that are demonstrably sufficient to both deter these actions as well as to support the costs of enforcement, prosecution, and full restitution;
2. Establish a staff unit in the City Attorney's Office charged with the swift and effective prosecution of illegal taking or damaging of City tree assets and the recovery of restitution;
3. Establish one or more immediate reporting and response mechanisms whereby those that discover the potentially unpermitted destruction of a City tree in progress might be able to intervene and possibly deter the further immediate destruction of City assets;
4. Provide for an ensured funding resource for the establishment and operation of the above measures and the adoption of appropriate budget actions.

MOTION PASSED unanimously by a hand vote.

- C. 850 S. Gramercy Place: (Discussion and Possible Action) (Eric Lee, Erica Cha, Sara Lee). New 18 Unit apartment building with garage under construction. Proposed child day care center 21-40 max child tenant improvement work. ZA-2018-4722-ZAD Proposed Motion: The GWNC [see below].

MOTION (by Ms. Moser, seconded by Mr. D'Atri): The Greater Wilshire Neighborhood Council opposes the project at 850 S. Gramercy Pl. as presented.

MOTION PASSED unanimously by a hand vote.

- D. 6610 W. Melrose Ave: (Discussion and Possible Action) (Brett Engstrom) Sale of beer and wine for on-site and off-site for consumption in conjunction with an existing restaurant with 30 outdoor seats and hours of operation from 11 am Sunday – Thursday and 11 am -12 midnight Friday and Saturday. ZA-2018-4852-CUB, ZA-2018-4854-CE. Proposed Motion: The GWNC Board [see below].

MOTION (by Ms. Moser, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council opposes the project at 6610 W. Melrose Ave. due to the non-appearance of the applicant.

MOTION PASSED unanimously by a hand vote.

- E. 5058 W. Maplewood Ave: (Discussion and Possible Action) (Joe Barnes, Jr., Jason Peers). Requesting the support of GWNC for the 14 Appeals filed to stop the project DIR-2017-2437- DB, ENV-2017-2438-EAF. Proposed Motion: the GWNC [see below].

MOTION (by Ms. Moser, seconded by Mr. D’Atri): The Greater Wilshire Neighborhood Council supports the appeals of the neighbors at 5050 W. Maplewood Ave. of the project at 5058 W. Maplewood Ave., especially because of the lack of developer outreach.

DISCUSSION: Resident Joseph Barnes, Jr., said “25 single-family homes have been demolished within a one-block radius to make way for 235 units . . . none of us were made aware of this project . . . a five-story building . . . jammed into where a single-family home was . . . since 2011.”

MOTION PASSED unanimously by a hand vote.

F. 5123-25 W. Clinton St: (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. Developer informed committee of his intention to meet with neighboring stakeholders and to present his outreach efforts at the general board meeting on October 10, 2018.

Mr. Kirkham reviewed the project. Mr. D’Atri noted that Mr. McKiernan presented to the Larchmont Village Neighborhood Association. Mr. McKiernan said a Hearing is “expected to be in November.” Ms. Moser explained the issue. It was agreed that the Committee will re-Agendize this project. No Motion was made or vote taken.

G. 628 S. Orange Dr: (Discussion and Possible action) (Julio Betbeder, Donald E. Maddock) To allow the use and maintenance of an accessory dwelling unit with a reduced side yard varies between 13" to 2'1" setback in lieu of 5'0" in the R1R3-RG zone. Applicants are requesting that the GWNC support them in their effort to retroactively approve an existing structure. Proposed Motion: The GWNC supports the project at 628 S. Orange Dr. as proposed. The drawings and documents we approve of are attached.

H. 639 N. Larchmont Blvd: (Discussion and Possible action) (Lisa Bonbright, Mark E. Lehman) A Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a 3,055 sq. ft. restaurant. Hours are from 7 am to 11 pm daily. No off-site alcohol sales. Proposed Motion: The GWNC opposes the project due to lack of presentation.

MOTION (by Ms. Moser, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council opposes the project for Café Gratitude at 639 N. Larchmont Blvd. due to lack of presentation.

MOTION PASSED unanimously by a hand vote.

Board Member Frances McFall left at this time (8:50), making 14 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was thirteen).

I. The next Land Use Committee meeting will be at 6:30pm on October 23, 2018 at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.

Ms. Moser noted the above and Committee Members' responsibilities, and encouraged Board Members to check Committee Agendas for projects in their neighborhoods.

J. Possible agenda items for upcoming meetings:

- i. 474 N. Western Avenue: (Discussion and Possible Action) (Kevin Franklin). A CUN to allow sale/dispensing of beer and wine for onsite consumption in conjunction with an existing 1535 sq. ft. Restaurant w/44seats and 218 sq. ft. patio w/14 seats. Hours 11 am to 12 am Mon – Wed and 11 am to 1 am Thursday – Sunday on a C2-1 zone. ZA-2018-3156- CUB, ENV-2018-3157-CE.
- ii. 4749 N. Elmwood Ave: (Don Tolentino) Notice of Proposed Demolition per LAMC effective January 10, 2018 that requires that the LADBS notify, by mail, the Council District Office of the site regarding the Proposed Demolition of a building or structure. Demolition Pre-inspection Application No. 18019-10000-03932.
- iii. 985-991 3rd Avenue: (Discussion and Possible Action) (Laszlo Faerstain, Michael Ko, Irina Tudorache) Demolition of an existing SFD for new construction, use and maintenance of a 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 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. Returned to LUC on 8-28-2018 and it was noted that no outreach was done and that the recommendation to oppose from the August 8, 2018 Board Meeting stands.
- iv. 3323 W. Olympic Blvd. & 975-987 S. Manhattan Pl (Kevin Read 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. Presenter possible changes. No motion made and no vote taken. Applicant will continue to work with the Council Office and will return with further updates.
- v. 3323 W. Olympic Blvd & 970-996 S. Manhattan Pl. (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. No motion made and no vote taken. Applicant will continue to work with the Council Office and will return with further updates.
- vi. 5784 Melrose Ave: (Adan Madrid) A 7-11 Convenience Store – no alcohol will be sold. The LUC voted unanimously to oppose the project until outreach to Larchmont Village Neighborhood Association, Hancock Park Homeowners Association, and Christ the King Church.
- vii. 845 S. St Andrews Place: (Discussion and Possible Action) (SaHar Khazani). Demolition of a school to build a 6 story 25-unit apartment building. TOC. DIR-2018-3524-TOC, ENV- 2018-3525-EAF. Previously, the LUC voted unanimously to oppose the project at its meeting on September 26th, 2018 due to the nonappearance of the applicant. Applicant had notified committee of their planned nonattendance subsequent to an initial confirmation and the posting of the agenda.

- viii. 5123 W. Clinton Ave: (Gavin McKiernan) Present use: Duplex. One Lot Subdivision into two Condominiums. Project is already under construction. Preliminary parcel map pursuant to section 17.50
- ix. 545 S. Gramercy Drive: An appeal filed to overturn the GWNC's opposition 18019-10000- 04367 to the illegal use of R-1 zone as a commercial enterprise.
- x. 639 N. Larchmont Blvd: Requesting a CUB to serve beer and wine in conjunction with an existing restaurant.
- xi. 117 N. Manhattan Place: Land Use Committee Member Rory Cunningham presented a drawing of the project as built and a drawing of the project with the modifications that were agreed upon between the applicant, Taik Kim, and the LUC to demonstrate that the applicant built the original plan and not the one agreed upon.
- xii. 611 N. Manhattan Place: (Discussion and Possible Action) (Yonatan Partiel, Mathew Hayden). Proposed construction, use, and maintenance of a new 5-story/56 ft. apartment building with 14 units (2 ELI) and one subterranean level of parking 13 vehicle and 16 bicycle parking spaces. Existing site improvements/landscaping to be removed. DIR-2018- 4817-TOC, ENV-2018-4818-
- xiii. 512 S. Van Ness Ave: Demolition Pre-inspection Application No. 1801+-10000-04367. LAMC 91.106.4.5.1 (Ordinance No. 185270) Effective January 10, 2018.

Ms. Moser indicated there were no other potential Items at this time.

XII. NEW BUSINESS (matters not identified for future consideration and action)

There was no new business at this time.

XIII. BOARD MEMBER COMMENTS/ANNOUNCEMENTS/LIASON REPORT

There were no Board Member comments or new business at this time.

XIV. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

A. Next meeting – October 23, 2018

It was noted that the next Board Meeting will be November 14th, not, as the Agenda said, “October 23.”

XV. ADJOURNMENT

Mr. Smith declared the Meeting **ADJOURNED** at 8:53 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://greaterwilshire.org/board-agendas-minutes>.