

CITY OF LOS ANGELES
CALIFORNIA



**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

Land Use Committee Agenda
Marlborough School
250 S. Rossmore Avenue, Collins Rm., D-200
Los Angeles, CA 90004
Use Parking Entrance on 3rd Street
Security Will Direct You To The
Lower Level Parking Area
Tuesday February 26, 2019 – 6:30 p.m.

**GREATER WILSHIRE
NEIGHBORHOOD
COUNCIL**

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

(323) 539-GWNC (4962)

info@greaterwilshire.org
www.greaterwilshire.org

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

President – Owen Smith
Vice President – James Wolf
Secretary – Max Kirkham
Treasurer – Patricia Carroll

Area 1 – Brookside: Owen Smith
Area 2 – Citrus Square: Jeffrey Carpenter
Area 3 – Country Club Heights:
Area 4 – Fremont Place: Bobbie Kumetz
Area 5 – Hancock Park: James Wolf
Area 6 – La Brea-Hancock: Tammy Rosato
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
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: Conrad Starr

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 elected 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:

- a. Call to order (Caroline Labiner Moser)
- b. Roll Call (Max Kirkham)

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

3. ADMINISTRATIVE ITEMS (Discussion and Action)

- a. Review and approval of January 22, 2019 Minutes
- b. Review of Early Planning Report for possible future action items

4. OLD BUSINESS (Discussion and Possible Action)

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

- a. **545 S. Gramercy Place:** (Clayton Przekop) Pursuant to LAMC Section 12.27 applicant request a zone variance for a proposed office use on first floor and residential use at existing two-story building. The GWNC Board voted at duly noticed meetings on February 14, 2018 and April 12, 2017 to oppose the zone variance. Applicant filed an appeal and a subsequent vote by the board at a duly noticed meeting on January 9, 2019 reiterated that opposition and opposed the appeal. GWNC Land Use Committee is currently waiting to hear from the planner and the zoning administrator. ZA-2016-4911-ZV-1A
- b. **845 S. St Andrews Place:** (*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.*
- c. **300 N Plymouth Boulevard:** (Patti Carroll, Karen Gilman). Parking on the 300 block of Plymouth

Blvd. has become impossible because of “Mansion Mates”. The company sublets rooms and dorm style beds as Off Campus Housing - Living Space (listed on Hot Pads, Trulia and other sites). Previously, and at a duly noticed meeting on February 13, 2019, the GWNC Board voted to oppose the current use of the property at 300 N. Plymouth as presented.

- d. **176-180 S. La Brea Ave:** A request to allow the sale and dispensing of Beer and Wine for on site consumption in conjunction with a 1458 sq. ft. restaurant with 44 indoor and 21 outdoor seats. Hours of operation are 7:00 am to 11:00 pm daily. Previously, and at a duly noticed meeting on February 13, 2019, the GWNC Board voted to oppose the CUB for 180 S. La Brea Ave due to the non-appearance of the applicant. Project hearing date: March 5, 2019.
- e. **TOC/TNP:** Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans.
- f. **Reorganization of Administrative Provisions:** Formerly known as: Processes and Procedures Ordinance.
- g. **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. Emma Howard -CD4 is researching and will report back to LUC

5. NEW BUSINES

- a. **Mae West Square: (Tamela D’Amico)** Seeking the support of the GWNC for a Proposed designation on Rossmore Ave as “Mae West Square.” Letter from La Strega Entertainment submitted to LUC.
- b. **6535 Melrose Ave:** (*Discussion and Possible Action*) (*Daniel Ahadian, Kambiz Hakim*) *A new variable 3 to 4 story mixed use building ranging from 35’ to 56’ consisting of 33 units (with 8% or-3 units set-aside for ELI) with 4,895 sq. ft. of commercial space over one story of parking on grade and one subterranean parking garage containing 36 auto stalls and 37 bike stalls. DZR-2019-647-TOC, ENV-2019-648-EAF.*
- c. **5212 Melrose Boulevard: (Dana Sayles)** The entitlement case for the historic Melrose Bungalows has been taken over by new representation. Update and information on revisions to the plans and historic analysis. Applicant is also in talks to present to the Larchmont Village Neighborhood Association.
- d. **838 N. McCadden Place:** (Danny Cerezo) Demolition Pre-Inspection Application No. 18019-10000-05264. GWNC received notice that the project has been approved. Committee will clarify date and means of notification.
- e. **930 S. Mansfield Ave:** (Warren Techentin, NELA-Edward Solis) A new 19-unit apartment building, 6 stories high with 4 one-bedroom and 15 two-bedroom apartments over 1 story of below grade parking. DZR-2018-7019-TOC, ENV-2018-7020-EAF. Project is currently on hold, Committee will discuss possible illegal demolition.
- f. **445 N. Plymouth Blvd:** (Lopez Architects) Demolition Pre-Inspection Application No. 18019-20000-05641/B18VN19612.
- g. **726 S. Wilton Place:** Demolition Pre-inspection Application No. 18019-10000-06366 (Matt Mehdiziadeh)

6. REQUESTS FOR FUTURE AGENDA ITEMS

- a. Next GWNC Land Use Committee Meeting will be held at 6:30pm on March 26, 2019 at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.

7. COMMITTEE MEMBER COMMENTS / ANNOUNCEMENT

8. ADJOURNMENT

Items in italics above were unconfirmed at the time of publishing 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.

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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 or subscribe at www.greaterwilshire.org)
- Via the L.A. City Early Notification System at <https://www.lacity.org/your-government/government-information/subscribe-other-meetings-agendas-and-documents/neighborhood-councils>.

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