

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 3<sup>rd</sup> Street**  
Security Will Direct You to The  
Lower Level Parking Area  
Tuesday March 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](mailto:info@greaterwilshire.org)  
[www.greaterwilshire.org](http://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**

- a. **Quad C – the Carpenters Contractors Cooperation Committee: (Violet Coker)**

**3. CHAIRPERSON'S REPORT**

**4. ADMINISTRATIVE ITEMS (Discussion and Action)**

- a. Review and approval of February 26, 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. **176 S. La Brea Ave:** (*Discussion and Possible Action*) (*Eddie Naverratte*) *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 176-180 S. La Brea Ave due to No Motion/No Vote at the Feb. 26 LUC Meeting. Project hearing date: March 5, 2019.*

- 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. **Oil Wells Buffer Zone:** (*Discussion and Possible Action*) (Dan Kegel) Presented at the Board Meeting and agreed to come to LUC meeting to more clearly define the information for a possible CIS.
- d. **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
- 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

## 5. NEW BUSINESS

- a. **607 N. Manhattan Place:** (*Discussion and Possible Action*) (Matthew Hayden) Demolition of a SFD with the construction, use and maintenance of a new 6-story, 67 ft 10-unit apartment building (1 ELI DU and 9 MKT rate DU) with at grade parking for 17 vehicle and 12 bicycle spaces. Landscaping to be retained or removed/replaced. DIR-2019-553-TOC, ENV-2019-554-EAF.
- b. **742 N. Highland Ave.:** The Cat and The Fiddle (*Discussion and Possible Action*) (Ashlee Gardner) Seeking support for a CUB. No Case Number yet.
- c. **726 S. Wilton Place:** (*Discussion and Possible Action*) (Matt Mehdiziadeh, Daniel Pourbaba) Demolition Pre-inspection Application No. 18019-10000-06366
- d. **622 N. Manhattan Place:** (*Discussion and Possible Action*) (Robert Tawusci) Demolition pre-inspection Application No. 19019-70000-00361. .
- e. **206- 226 N. Larchmont Blvd:** (*Discussion and Possible Action*) (Ronald Simms, Jake Lappert) A proposed parcel map to merge and re-subdivide 5 lots into two air space parcels. The existing site is improved and there will be two resulting commercial condominiums. AA-2019-557-PMLA-CC, ENV-2019-558-CE.
- f. **5080 Melrose Ave:** (*Discussion and Possible Action*) (Roy Seysmak) Demolition pre-inspection application 19019-20000-00882/B19VN03009
- g. **822 S. Plymouth Blvd.:** (*Discussion and Possible Action*) (Jeff Tsalyuk) Proposed Parcel Map for the construction of a new 4-unit condo. AA-2019-1582-PMLA, ENV-2019-1583-CE currently under Construction
- h. **Amendment of the Rent Stabilization Ordinance:** (*Discussion and Possible Action*) (Karen Gilman) RSO section 151-28c to authorize applicants to apply for hardship exemptions.

## 5. REQUESTS FOR FUTURE AGENDA ITEMS)

- 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. Awaiting a report from Hancock Park Homeowner's Association. And a letter from Wilshire Country Club.
- b. **5786 ½ Melrose Ave:** (Adan Madrid) A 2039 sq. ft. tenant improvement project for a 7-Eleven convenience store within an existing mini mall with 24-hour operation. No alcohol sales.
- c. **611 N. Manhattan Place:** (Matthew Hayden) applicant will provide more information when it becomes *available*
- d. **307 S. Citrus Ave:** (*Discussion and Possible Action*) (Dafane Abergel) Demolition pre-inspection application 19019-2000000575/B19VN01972
- e. **5212 Melrose Boulevard:** (*Discussion and Possible Action*) (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 with the Larchmont Village Neighborhood Association.
- f. **930 S. Mansfield Ave:** (*Discussion and Possible Action*) (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.

- g. Quicker Liquor:** (Discussion and Possible Action) (Karen Gilman) Extended bar hours

## 6. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

- a. Next GWNC Land Use Committee Meeting** will be held at 6:30pm on April 23, 2019 at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.

## 7. 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.

**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) or subscribe at [www.greaterwilshire.org](http://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>.

**THE AMERICANS WITH DISABILITIES ACT** -- As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the GWNC Secretary at (323) 539-4962, toll-free at 311, or e-mail [info@greaterwilshire.org](mailto:info@greaterwilshire.org).

**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) 539-4962.

**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) 539-4962 O [INFO@GREATERWILSHIRE.ORG](mailto:INFO@GREATERWILSHIRE.ORG).