

CITY OF LOS ANGELES
CALIFORNIA



**GREATER WILSHIRE
NEIGHBORHOOD
COUNCIL**

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

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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
Use Parking Entrance on 3rd Street
Security Will Direct You to The
Lower Level Parking Area
Tuesday April 23, 2019 – 6:30 p.m.

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

President – Caroline Labiner Moser
Vice President – Max Kirkham
Secretary – Julie Stromberg
Treasurer – Patricia Carroll

Area 1 – Brookside: Owen Smith
Area 2 – Citrus Square: Jeffrey Carpenter
Area 3 – Country Club Heights: Brian Donahoe
Area 4 – Fremont Place: Bobbie Kumetz
Area 5 – Hancock Park: Jennifer DeVore
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: Conrad Starr
Area 12 – Western-Wilton: Erica Gutierrez
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: Hayden Conner Ashworth

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. Legislation Review - Steve Veres (representing Senator Durazo) Jay Lender
- b. Jay Lender former member of the Windsor Square Board, and a Windsor Square resident since 1998. My neighbor, Matt Artukovich and I would like to submit to the city a proposal to limit overbuilding on the West side of the 300 & 400 blocks of Wilton Avenue, creating a gradual step-up to the height limits on the east side of Wilton. Current zoning allows for outsized buildings to be erected, which overhang our lots, and block sunlight, changing the character of--and increasing

3. CHAIRPERSON'S REPORT

4. ADMINISTRATIVE ITEMS (Discussion and Action)

- a. Review and approval of March 26, 2019 Minutes
- b. Review of Early Planning Report for possible future action items
- c. Discussion and possible appointment of Susan O'Connell to the Land Use Committee

5. OLD BUSINESS (Discussion and Possible Action)

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

- a. **5212 Melrose Boulevard:** (Discussion and Possible Action) (Dana Sayles, Olivia Joncich) 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.
- b. **607 N. Manhattan Place:** (Discussion and Possible Action) (Matthew Hayden) Demolition of 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.
- c. **611 N. Manhattan Pl.:** (Discussion and Possible Action) (Matthew Hayden) Proposed Construction use and maintenance of a new 14-unit 5-story -56' height apartment building with 2-ELI units and with parking for 12 Vehicles and 16 bicycles.
- 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*

6. NEW BUSINESS

- a. **517 - 525 ½ N. Gramercy Pl.:** (Discussion and Possible Action) (Matthew Hayden) Proposed construction, use and maintenance of a new 4-story (max 56' height) 32-unit apt. bldg. including 3 ELI and 2 moderate units over i leve of subterranean 32 vehicle parking and 33 bicycle parking. DIR-2019-1971-TOC, ENV-2019-1972-EAF.
- b. **742 N. Highland Ave.:** The Cat and 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. **180 S. La Brea Ave:** (Discussion and Possible Action) (Eddie Naverratte, Dafane Gokcen) A request to allow the sale and dispensing of beer and wine only for on site consumption in conjunction with a 2469 sq. ft. restaurant with 32 indoor and 6 outdoor seats. Hours of operation are :00 am to 11:00 pm daily. ZA-2019-1554-CUB, ENV-2019-1555-CE
- f. **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. Will not come to the meeting.*
- g. **5080 Melrose Ave:** (Discussion and Possible Action) (Roy Seysmak) Demolition pre-inspection application 19019-20000-00882/B19VN03009
- h. **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 In Construction now

7. REQUESTS FOR FUTURE AGENDA ITEMS)

- a. **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.
- b. **611 N. Manhattan Place:** (Matthew Hayden) applicant will provide more information when it becomes *available*
- c. **307 S. Citrus Ave:** (Discussion and Possible Action) (Dafane Abergel) Demolition pre-inspection application 19019-2000000575/B19VN01972
- d. **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.

- e. **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. DIR-2018-7019-TOC, ENV-2018-7020-EAF. Project is currently on hold, Committee will discuss possible illegal demolition.
- f. **Next GWNC Land Use Committee Meeting** will be held at 6:30pm on May 28, 2019 at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.

8. PROJECTS COVERED BY OTHER BOARDS (for information only)

- a. **4680 W. Wilshire Blvd.:** Project for 8787 residential units, includes change of use of existing structure, including 63 units in the existing building, 18 new townhome condos and 6 small lot SFDS. this is a DRB. DIR-2019-2192--SPP-DI-SPR, ENV-2019-2193-EAF.
- b. **629 S. Lucerne Blvd:** request for a fence up to 8 ft. located in the front yard in a R zone. ZA-2019-2159-F. ENV-20192160-CE
- c. **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 In Construction now

9. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION

- a. **TOC/TNP:** Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans.
- b. **Quicker Liquor** (Extended Bar Hours)
- c. **Amendment of the Rent Stabilization Ordinance:** (Discussion and Possible Action) (Karen Gilman) RSO section 151-28c to authorize applicants to apply for hardship exemptions.
- d. **Reorganization of Administrative Provisions:** Formerly known as: Processes and Procedures Ordinance

10. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

- a. 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 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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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 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.