

CITY OF LOS ANGELES
CALIFORNIA

**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



**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 May 28, 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

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

3. CHAIRPERSON’S REPORT

4. ADMINISTRATIVE ITEMS (Discussion and Action)

- a. **Review and Possible Approval** of April 23, 2019 Minutes
- b. **Review of Early Planning Report** for possible future action items
- c. **Resignation of Max Kirkham as GWNC Land Use Secretary**

As was announced at the March 26, 2019 GWNC Land Use Committee meeting, Max Kirkham has stepped down from the position of GWNC Land Use Secretary as of today’s meeting (May 28, 2019).

- d. **Discussion and Possible Election of Committee Leadership**

Per GWNC Board motion from the May 8, 2019 meeting, committee will discuss and possibly vote to recommend committee leadership for review and ratification by the GWNC Board. [note: At that

same meeting, the GWNC Board also moved to limit GWNC Committee leadership positions to currently serving GWNC Board Members and Alternates.]

e. **Committee Stakeholder Members Ethics Requirement**

On July 8, 2016, the GWNC Board established a new policy and procedure whereby GWNC stakeholders serving on GWNC standing committees are required to take the same Ethics training GWNC Board Members and Alternates are required to take (Item IV(c)).

- i. **Discussion** on process of reporting ethics training completion and deadline for completion.

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. **5786 ½ Melrose Ave:** (Discussion and Possible Action) (Adan Madrid) 7-Eleven Convenience store within an existing mini mall requesting 24 Hour operation. No alcohol sales. Returning to present support letters and get a vote of support from LUC. ZA-2019-422-CU.
- b. **5212 Melrose Blvd:** (Discussion and Possible Action) (Dana Sayles, Olivia Joncich) Pursuant to LAMC 12.24.W.24, Conditional Use Permit to allow a hotel within 500 feet of any A or RE zone. Pursuant to LAMC 12.27, Zone Variance to allow the maintenance of the existing driveway width of 8' 9" feet to serve the hotel use in lieu of the required 10 feet in lieu of 12.21A5(E). Pursuant to LAMC 12.28, a Zoning Administrator Adjustment to allow parking stackers within the required rear yard setback in lieu of 12.14. C.2. ZA-2017-3165- CU-ZV-ZAA; ENV-2017-3166-EAF. [note: the GWNC Land Use Committee voted to support the project at 5212 Melrose Blvd. "as-presented" at its meeting on April 23, 2019. The same motion failed to pass at the subsequent May 8, 2019 GWNC Board Meeting (7 – 7 – 4).]
- c. **4827 W. Oakwood Ave:** (Discussion and Possible Action) (Amy Lee, Seung-Min Han) Demolition pre-inspection Application No. 19019-10000-01696. [note: at the meeting of its board on March 14, 2018, the GWNC voted to support the project at 4827 W. Oakwood Ave as presented on the condition that requested outreach be provided. A letter of support, dated May 8, 2018, was generated and distributed to relevant parties.]
- d. **742 N. Highland Ave.:** The Cat and Fiddle (Discussion and Possible Action) (Ashlee Gardner) Seeking support for a CUB. No Case Number yet.
- e. **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.
- f. **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.
- g. **300 N Plymouth Blvd:** (Discussion and Possible Action) The company "Mansion Mates" 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.
- h. **726 S. Wilton Place:** (Discussion and Possible Action) (Matt Mehdiziadeh, Daniel Pourbaba) Demolition Pre-inspection Application No. 18019-10000-06366
- i. **622 N. Manhattan Place:** (Discussion and Possible Action) (Robert Tawusci, Akash Shah) Demolition pre-inspection Application No. 19019-70000-00361.
- j. **5080 Melrose Ave:** (*Discussion and Possible Action*) (*Roy Seysmak*) *Demolition pre-inspection Application No. 19019-20000-00882/B19VN03009*
- k. **117 N. Manhattan Pl.:** Project was built with the original plans that were presented to LUC, not the plans that LUC supported and the Board voted to approve. Rob Fisher and Emma Howard from CD4 were researching and have responded to the LUC.

6. NEW BUSINESS

- a. **TOC/TNP/ SB-50:** (Discussion and Possible Action) General continued discussion of Transit Oriented Communities, Transit Neighborhood Plans, and Senate Bill 50.
 - i. **Councilmember Ryu's Initial Comments on the Purple Line Transit Neighborhood Plan:** (Discussion and Possible Action) (Conrad Starr) Councilmember Ryu (CD4) has released two letters, both dated April 22, 2019, on the proposed Purple Line Transit Neighborhood Plan.
- b. **547 N. Cahuenga Blvd:** (Discussion and Possible Action) (Sergio Schwark) Enclose an existing carport that is 7' from the corner of the existing residence. Remodel and add 11.5 SF to the existing pool house. ZA-2019-2502-ZAA, ENV-2019-2501-CE. This is a non-contributing home in an HPOZ.
- c. **307 S. Citrus Ave:** (Discussion and Possible Action) (Dafane Abergel) Demolition pre-inspection Application No. 19019-20000-00575/B19VN01972
- d. **622 Irving Blvd:** (Discussion and Possible Action) (Robert Soto) Demolition pre-inspection Application No. 19019-20000-01707/B19VN05827
- e. **806 N. Cherokee Ave:** *Discussion and Possible Action* (Eric Luna) *Demolition pre-inspection Application No. 19019-70000-01875*

7. REQUESTS FOR FUTURE AGENDA ITEMS)

- a. **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.
- b. **645 N. Rossmore Ave:** (Discussion and Possible Action) (Daniel Ahadian) New 6-story, multi-family project consisting of 25 units (with 8% or 2 units set aside for ELI) over one subterranean parking garage containing 18 auto stalls and 18 bike stalls. TOC incentive to allow for 25% reduction in both side yards and 20% reduction in required open space. DIR-2019-1693-TOC; ENV-2019-1694-EAF
- c. **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.**
- d. **985 S. 3rd Ave:** (Discussion and Possible Action) (Laszlo Faerstain) Demolition pre-inspection Application No. 19019-10000-01675
- e. **5750 – 5756 W. Melrose Ave & 657 Lucerne Blvd:** (Discussion and Possible Action) (Matthew Nichols, Michael Flannigan) To allow an existing patio to encroach at the property line along Melrose Ave and to waive any dedication and improvements being requested by the Bureau of Engineering. ZA-2019-2253- ...
- f. **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 1 level of subterranean 32 vehicle parking and 33 bicycle parking. DIR-2019-1971-TOC, ENV-2019-1972-EAF.
- g. **6535 W. Melrose Ave:** (Discussion and Possible Action) (Daniel Ahadian) A new variable height 3-4 story mixed use building ranging from 35' to 56' with 33 units (3ELI) with 4,895 SF of commercial space. DIR-2019-647-TOC, ENV-2019-648-EAF
- h. **Next GWNC Land Use Committee Meeting**
The next GWNC Land Use Committee meeting will be held at 6:30pm on June 25, 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. **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
- b. **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. This is an HPOZ.

- c. **4600-4680 Wilshire Blvd.:** Conversion of the Farmers Insurance Building to 63 Condominiums, construction of 18 multi family townhouse condominiums and 6 Single family residences. 237 parking spaces 303, 384 Sq. Ft. of floor area (108,652 SF new floor area) and merger of Mullin Ave. This is a DRB. DIR-2019-2192--SPP-DI-SPR, ENV-2019-2193-EAF.
- d. **302 S. Irving Blvd:** 397 SF addition of a second story master bedroom suite addition. DIR-2019-2300-COA, ENV-2019-2301-CE. This is an HPOZ.

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

11. 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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- 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.