

CITY OF LOS ANGELES
CALIFORNIA

**Greater Wilshire Neighborhood Council
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Business: John Winther
Education: Scott Appel
Other Non-Profit: Tucker Carney
Religion: Mike Genewick
Renters: Hayden Conner Ashworth



**GREATER WILSHIRE
NEIGHBORHOOD
COUNCIL**

Joint Land Use Committee and
Board Meeting 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 June 25, 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 (Philip Farha)
- b. Roll Call (Max Kirkham)

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

- a. **Aditi Shakkarwar** (Field Representative for Assemblymember Richard Bloom)

3. CHAIRPERSON'S REPORT

- a. Administrative

4. ADMINISTRATIVE ITEMS (Discussion and Action)

- a. Review and approval of April 23, 2019 Minutes
- b. Review and approval of May 28, 2019 Minutes
- c. Review of Early Planning Report for possible future action items

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. **5080 Melrose Ave:** (Discussion and Possible Action) (Roy Seysmak) Demolition pre-inspection application 19019-20000-00882/B19VN03009
- b. **622 N. Manhattan Place:** (Discussion and Possible Action) (Akash Shah) Demolition pre-inspection application 19019-70000-00361

6. NEW BUSINESS

- a. **6535 Melrose Ave:** (Discussion and Possible Action) (Daniel Ahadian) A new 3-4 story mixed use. Building is ranging from 35' to 56' with 33 units (3- ELI) with 4,895 sq. ft. of commercial space. DIR-2019-647-TOC, ENV-2019-648-EAF
- b. **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 level of subterranean 32 vehicle parking and 33 bicycle parking. DIR-2019-1971-TOC, ENV-2019-1972-EAF.
- c. **5750-5756 W. Melrose Ave and 657 Lucerne Blvd:** (Discussion and Possible Action) (Michael Finnigan) 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- .
- d. **629 S. Lucerne Blvd:** (Discussion and Possible Action) (Anthony Zubick) Request for a fence up to 8 ft. located in the front yard in a R zone. ZA-2019-2159-F. ENV-20192160-CE.
- e. **Playground Pilot Project:** (Discussion and Possible Action) (John Welborne)
- f. **985 S. 3rd Ave:** (Discussion and Possible Action) (Laszlo Faerstein) Demolition Pre-inspection Application No. 18019-10000-01675.
- g. **622 N. Irving Blvd:** (Discussion and Possible Action) (Robert Soto) Demolition Pre-inspection Application No. 18019-20000-01707/B19VN05827.
- h. **250 S. Gramercy Place:** (Discussion and Possible Action)((Jin An) Demolition Pre-inspection Application No. 18019-10000-02279.
- i. **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. Mr. Simms says he will not come to the LUC meeting.

7. REQUESTS FOR FUTURE AGENDA ITEMS)

- 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 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 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. **5279 W. Olympic Blvd:** (Discussion and Possible Action) (R. Bruce Evans) Project is to allow the continued sale and dispensing of beer and wine for off-site consumption in conjunction with a 24

hour convenience store (7-Eleven) ZA-2015-1026-CUB, ENV-2019-2562-CE.

- f. **401 Mansfield Ave:** (Discussion and Possible Action) (Lawrence Woodcraft) Demolition Pre-inspection Application number 19019-20000-02053/B19VN07066. This is a SFR to be replaced by a SFR.
- g. **950 S. Wilton Place:** (Discussion and Possible Action) (Ben Borukhim) Demolition Pre-inspection Application number 19019-10000-02545.
- h. **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.
- i. **726 S. Wilton Place:** (Discussion and Possible Action) (Matt Mehdiziadeh, Daniel Pourbaba) Demolition Pre-inspection Application No. 18019-10000-06366
- j. **726 -732 S Wilton Place:** (*Discussion and Possible Action*) (*Daniel Pourbaba, Erika Diaz*) A new 25 Unit apartment building with base incentives to allow height of 61', reduction of side yard to 6' 4" in lieu of reduced open space. DIR-2019-3158-TOC, PAR-2019-372-TOC.
- k. **Next GWNC Land Use Committee Meeting** will be held at 6:30pm on July 23, 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 87 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. (DRB)
- 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. (HPOZ)
- c. **822 S. Plymouth Blvd.:** (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. (HPOZ)
- d. **512 S. Van Ness Ave:** (Michael Rueda) Demolition Pre-inspection Application No. 19019-10000-02028. (HPOZ)
- e. **112 N. June St:** (Michael Sourapas, Donald and Marlene Kottler, Frank Angel) to allow 10,138 sq. ft. in lieu of the Maximum 9,225 sq. ft, otherwise permitted in conjunction with additions to the first and second floors and patio porch areas of an existing SFD and the construction of a subterranean garage all upon a 21,966S. Ft. Lot in the RE11-1-HPOZ and the Categorical Exemption ENV-2014-4092-CE, ZA-2014-391-ZAA-1A, ENV-2014-392-CE. (HPOZ)
- f. **645 Muirfield Road:** (Doug Humphries) Demolition Pre-inspection Application No. 19019-20000-02617/B19VN08727 (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

- a. **710 El Centro:** (Karen Gilman) (not GWNC)
- b. **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>
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