

CITY OF LOS ANGELES  
CALIFORNIA

**Greater Wilshire Neighborhood Council  
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Secretary – Julie Stromberg  
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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**

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

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*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  
**Cars & Bicycles Use Parking  
Entrance on 3<sup>rd</sup> Street – Rideshare  
Use Rossmore Driveway  
Security Will Direct You to The  
Parking Area**  
Tuesday August 27, 2019–6:30 p.m.

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 (Cathy Roberts)
- 2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**
- 3. CHAIRPERSON'S REPORT**
  - a. Administrative
- 4. ADMINISTRATIVE ITEMS (Discussion and Action)**
  - a. Review and approval of July 23, 2019 Minutes
  - b. 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. **985 S. 3rd Ave:** (Discussion and Possible Action) (Laszlo Faerstain) Demolition Pre-inspection Application No. 18019-10000-01675.
- b. **985-991 S. 3<sup>rd</sup> Ave & 3607 W. Olympic Blvd:** (Discussion and Possible Action) (Laszlo Faerstain) Director's Determination TOC Affordable Housing Incentive Program. Project is exempt from CEQA. Qualifying Tier 2 Project totaling 50 dwelling units (6) Very Low Income with basic incentives and additional incentives. DIR-2018-2234-TOC, ENV-2018-2235-CE
- c. **5212 Melrose Ave:** (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.
- d. **6535 Melrose Ave:** (Discussion and Possible Action) (Daniel Ahadian) A new 3-4 story mixed use building 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
- e. **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 level of subterranean 32 vehicle parking and 33 bicycle parking. DIR-2019-1971-TOC, ENV-2019-1972-EAF.

## 6. NEW BUSINESS

- a. **710 El Centro:** (not GWNC) (Discussion and Possible Action) (Brett Engstrom) CUB to allow for the continued on and off-site sale of a full line of alcoholic beverages in conjunction with a new 3,345 SF restaurant. ZA-2013-CUB-PA1.
- b. **506 N. Sycamore Ave:** (Discussion and Possible Action) (Mark Chan) New 5-unit residential building.
- c. **726 S. Wilton Place:** (Discussion and Possible Action) (Matt Mehdiziadeh, Daniel Pourbaba) Demolition Pre-inspection Application No. 18019-10000-06366.
- d. **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.
- e. **749 S. Gramercy Drive:** (Discussion and Possible Action) (Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03861
- f. **749 S. Gramercy Drive:** (Discussion and Possible Action) (Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03864
- g. **743 S. Gramercy Drive:** (Discussion and Possible Action) (Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03867
- h. **125 N. Western Ave:** (Discussion and Possible Action) (FMG, Nathan Freeman) CUB/CUZ to allow the previously approved sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 4,066 sf restaurant on 2 levels with 144 indoor seats, operating from 7:00 am to 2:00 am daily.
- i. **152 N. Citrus Ave:** (Discussion and Possible Action) (Farhad Zomorodi) Demolition Pre-inspection Application No. 19019-20000-03722/B19VN12573
- j. **CF 19-0623:** (Discussion and Possible Action) Empty Homes Tax/Vacant and Habitable Housing Units

## 7. REQUESTS FOR FUTURE AGENDA ITEMS)

- a. **950 S. Wilton Place:** (Ben Borukhim) Demolition Pre-inspection Application number 19019-10000-02545.
- b. **307 S. Citrus Ave:** (Dafane Abergel) Demolition Pre-inspection Application 19019-2000000575/B19VN01972
- c. **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.

- d. **5279 W. Olympic Blvd.:** (R. Bruce Evans, Michael Coffman) Proposed Project, approval of plans from ZA-2015 -1026CUB-CU to allow the continued sale and dispensing of beer and wine for off site consumption in conjunction with a 2,537 sq. ft. convenience store (7-Eleven) operating 24 hours daily in a C2-1 zone. Renewal application – No Change Requested. ZA-2015-1026-CUB-CU-Pal, ENV-2019-2562-CE.
- e. **607 N. Manhattan Place:** (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 Place:** (Matthew Hayden) applicant will provide more information when it becomes available
- g. **105 S. St. Andrews Pl.:** (Mist Properties) Demolition Pre-inspection Application No. 19019-10000-03612

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

- a. **4680 W. Wilshire Blvd.:** Project for 87 residential units, includes, change 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. **4750 W. Wilshire Blvd.:** Park Mile Specific Plan Determination to Approve With Conditions a Project Permit Compliance Review and Design Review to allow remodeling, aesthetic improvements and additions including a new 4,423 Sq. Ft. open terrace, 3 new permanent 12 ft. shade structures, landscape renovations, 2 new 10 ft. awnings off the lobby, ADA ramp access, stairs and 2 wayfinding signs. DIR-2018-6648-DRB-SPP, ENV-2018-6649-CE. (DRB)
- c. **575 N. Lillian Way:** Demolition of an existing 1-story 1,728 Sq. Ft. SFD and existing structures and the construction of a new 2-story 4,232 Sq. Ft. SFD and detached garage. (HPOZ)
- d. **1017 S. Windsor Blvd:** Addition to a SFD 675 sf house and 520 sf garage (Leonardo Kim)
- e. **107 N. Lucerne Blvd:** Remodel and 876.2 sf addition to SFD. DIR-20194851-COA, ENV-2019-4852-CE (Alex Campos)

## 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. **Next GWNC Land Use Committee Meeting** will be held at 6:30pm on September 24, 2019 at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.
- 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.

**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 bulletin board at the Wilshire Ebell Theatre Exterior Display Case –4401 W. 8th Street, Los Angeles, CA 90005
- 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).