

CITY OF LOS ANGELES
CALIFORNIA

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Area 7 – Larchmont Village: Charles D’Atri
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Area 10 – Ridgewood-Wilton/St. Andrews Square: Patricia Carroll
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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**

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

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**GREATER WILSHIRE
NEIGHBORHOOD
COUNCIL**

Land Use Committee Meeting
Agenda
Marlborough School
250 S. Rossmore Avenue, Collins
Rm., D-200
Los Angeles, CA 90004
**Cars & Bicycles Use Parking
Entrance on 3rd Street – Rideshare
Use Rossmore Driveway**
Security Will Direct You to The
Parking Area
Tuesday September 24, 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 August 27, 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. **6535 W. 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) 4,895 sq. ft. of commercial space . DIR-2019-647-TOC, ENV-2019-648-EAF.
- b. **CF 19-0623:** (Discussion and Possible Action) Empty Homes Tax/Vacant and Habitable Housing Units.

6. NEW BUSINESS

- a. **371-377 N. St. Andrews Pl:** (Discussion and Possible Action) (Shapour Shajirat, Babak Bardi Chaharmahali) A new 15 unit 4-story apartment building over street level parking and one level of subterranean parking. DIR-20194911-TOC, ENV-2019-4912-EAF
- b. **742 N. Highland Ave:** (Discussion and Possible Action) (Ashley Gardner) Renewal of an existing CUB. ZA-2004-6850-CUB-PA3, ENV-2019-5487-CE
- c. **829 N. Orange Dr:** (Discussion and Possible Action) (Shane Patel) Tree removal at a new construction site
- d. **639 S. La Brea Ave:** (Discussion and Possible Action) (Zachary Andrews, Dana Sayles) Presentation of Hotel Project ZA 2019-1744-CU-MCUP-SPR-TOC, ENV-2019 1736-EAF
- e. **749 S. Gramercy Dr:** (Discussion and Possible Action) (Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03861 and 19019-10000-03864
- f. **743 S. Gramercy Dr:** (Discussion and Possible Action) (Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03867
- g. **610 N. Gramercy Pl:** (Discussion and Possible Action) (Christian Santibaniz) Demolition Pre-inspection Application No. 19019-10000-04370
- h. **307 S. Citrus Ave:** (Discussion and Possible Action) (Eli Ankave, Dafane Abergel) Demolition Pre-inspection Application 19019-2000000575/B19VN01972
- i. **950 S. Wilton Pl:** (Discussion and Possible Action) (Ben Borukhim) Demolition Pre-inspection Application number 19019-10000-02545
- j. **105 S. St. Andrews Pl:** (Discussion and Possible Action) (Marc Tavakoli) Demolition Pre-inspection Application No. 19019-10000-03612
- k. **Discussion:** LUC Mission Statement
- l. **Discussion:** Inclusion of ideas from other Neighborhood Council LUC's regarding sustainability
- m. **Discussion:** Citywide Design Guidelines (draft 3-22-19)

7. POSSIBLE FUTURE AGENDA ITEMS

- a. **607 N. Manhattan Pl:** (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
- b. **611 N. Manhattan Pl:** (Matthew Hayden) applicant will provide more information when it becomes available
- c. **5212 W. Melrose Ave:** (Dana Sayles, Olivia Joncich)

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

- a. **212 Windsor Blvd:** Demolition Pre-inspection Application No. 19019-20000-04030/B19VN13658 (Abraham Ortega)

9. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION

- a. **TOC/TNP:** Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans.
- b. **Amendment of the Rent Stabilization Ordinance:** RSO section 151-28c to authorize applicants to apply for hardship exemptions.
- c. **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 Tuesday, October 22, 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.

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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 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 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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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.