

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**

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

(323) 539-GWNC (4962)

[info@greaterwilshire.org](mailto:info@greaterwilshire.org)  
[www.greaterwilshire.org](http://www.greaterwilshire.org)

**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 3<sup>rd</sup> Street – Rideshare  
Use Rossmore Driveway**  
Security Will Direct You to The  
Parking Area

Tuesday October 22, 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:** **(5 minutes)**
  - a. Call to order (Philip Farha)
  - b. Roll Call (Cathy Roberts)
  
- 2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** **(5 Minutes)**
  
- 3. CHAIRPERSON'S REPORT** **(5 Minutes)**
  - a. Administrative
  - b. Review of November and December 2019 meeting dates

- 4. ADMINISTRATIVE ITEMS (Discussion and Action) (5 Minutes)**
- a. Review and approval of September 24, 2019 Minutes
  - b. Review of Early Planning Report for possible future action items
  - c. Review and discussion of “Outreach to Applicants”
- 5. OLD BUSINESS (Discussion and Possible Action) (10 minutes ea.)**  
**Note: Items in *italics*, below, were unconfirmed at publication and may be postponed until a later date.]**
- a. **742 N. Highland Ave:** (Discussion and Possible Action) (Ashlee Gardner) Renewal of an existing CUB. ZA-2004-6850-CUB, ENV-2019-5487 CE
- 6. NEW BUSINESS (15 minutes ea.)**
- a. **571-577 N. St. Andrews Pl:** (Discussion and Possible Action) (Shapour Shajirat) 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. **125-135 N. Larchmont Blvd.:** (Discussion and Possible Action) (Gary Benjamin) New CUB to allow continued sales of beer and wine in conjunction with an existing restaurant w/1,147 sf interior area and 216 sf exterior patio area. 28 interior seats, 14 exterior seats and hours of operation of 11:30 am - 10 pm Sun-Thurs and 11:30 am - 10:30 pm Fri and Sat.
- 7. POSSIBLE FUTURE AGENDA ITEMS (2 minutes ea)**
- a. **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.
  - b. **611 N. Manhattan Place:** (Matthew Hayden) Applicant will provide more information when it becomes available.
  - c. **5030 W. 9<sup>th</sup> Street:** (Rosemary Medel) Variance request to allow the proposed detached garage within the front 55’ setback in lieu of the rear half of the site. ZA-2019-5501-ZV.
  - d. **6535 Melrose Ave:** (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
  - e. **5279 W. Olympic Blvd:** (Bruce Evans) 7-Eleven Convenience Store to renew a CUB
  - f. **749 S. Gramercy Drive:** (Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03861/19019-10000-03864
  - g. **743 S. Gramercy Drive:** (Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03867
- 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 sq. ft. house and 520 sq. ft. garage (Leonardo Kim)
  - e. **414 S. Lucerne Blvd.:** (Discussion and Possible Action) (Sarah Lee) Demolition Pre-inspection Application No. 19019-10000-04568
  - f. **107 N. Lucerne Blvd:** Remodel and 876.2 sq. ft. addition to SFD. DIR-20194851-COA, ENV-2019-4852-CE (Alex Campos)

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

## 9. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION (10 minutes ea.)

- a. **TOC/TNP:** Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans.
- b. **Reorganization of Administrative Provisions:** Formerly known as: Processes and Procedures Ordinance

## 10. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS (5 minutes)

- a. **Next GWNC Land Use Committee Meeting** will be held at 6:30pm on November 19, 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. 8thStreet, 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).