

CITY OF LOS ANGELES
CALIFORNIA

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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
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 3rd Street – Rideshare
Use Rossmore Driveway**
Security Will Direct You to The
Parking Area
Tuesday November 19, 2019–6:30 pm

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
- 4. ADMINISTRATIVE ITEMS (Discussion and Action)** (5 Minutes)
 - a. Review and approval of October 22, 2019 Minutes
 - b. Review of Early Planning Report for possible future action items

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.
- b. **5279 W. Olympic Blvd.:** (Discussion and Possible Action) (Bruce Evans) 7-Eleven Convenience Store to renew a CUB. Proposed Project - approval of plans 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.
- c. **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.
- d. **CF 19-0623:** (Discussion and Possible Action) Empty Homes Tax/Vacant and Habitable Housing Units

6. NEW BUSINESS (15 minutes ea.)

- a. **5030 9th St.:** (Discussion and Possible Action) (Rosemary Medel) A 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.
- b. **307 N. Wilton Pl.:** (Discussion and Possible Action) (Mariam Sanchez) Demolition Pre-inspection Application No. 18019-20000-06318/B18VN21939.
- c. **816 N. Orange Drive:** (Discussion and Possible Action) (George Poda) Demolition Pre-inspection Application No. 19019-10000-05316.
- d. **726-732 S. Wilton Pl.:** (Discussion and Possible Action) (Daniel Pourbaba) Pursuant to TOC guidelines a new 25 unit apartment with base incentive to allow increase in density, FAR to 3.77:1, reduced parking with additional incentives to allow height at 61’, reduction to side yards to 6’-4” in lieu of 9’, reduced open space. Dir-2019-3158-TOC, PAR-2019-372-TOC.

7. REQUESTS FOR FUTURE AGENDA ITEMS (2 minutes ea.)

- 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. **985-991 3rd Ave.:** (Laszlo Faerstein) 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.
- d. **371-377 N. St. Andrews Pl.:** (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.
- e. **743-749 S. Gramercy Drive:** (Sami Kohamin, Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03861 / No. 19019-10000-03864 / No. 19019-10000-03867 -991.

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

- a. None this month

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 Tuesday, December 17, 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 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.