

CITY OF LOS ANGELES
CALIFORNIA

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**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

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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 January 28, 2020–6:30 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
 - b. Update on Land Use Forum on SB50/SB330/Re-Code LA (set a public forum for discussion)

4. ADMINISTRATIVE ITEMS (Discussion and Action) (5 Minutes)

- a. Review and approval of October 22, 2019 and November 19, 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. **371-377 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

6. NEW BUSINESS (15 minutes ea.)

- a. **Berggruen Institute - Study of Wilshire Community Plan:** (Discussion and Possible Action) (Gabriel Kahan) Third party think tank requesting community engagement on the Wilshire Community Plan
- b. **643-645 N. Rossmore Ave:** (Discussion and Possible Action) (Sheri Gould) Proposed 6-story, 10-unit residential condominium on one lot with ownership and guest parking provided on site. ZAA for reduced side yard setback. VTT 82775, ENV-2019-7039-EAF
- c. **933 S. Gramercy Place:** (Discussion and Possible Action) (Chris Parker, Chloe Parker) Demo existing SFD and construct new 17-unit, 6-story 67 feet in height, 16,373 SF apartment building. DIR-2019-6450-TOC, PAR-2019-1588-TOC
- d. **506 N. Sycamore Ave:** (Discussion and Possible Action) (Albert Ng) 5 -Units Small Lot Subdivision. In the LD-RD-1.5-1XL zone. Pursuant to ordinance # 176-354. ZA-2019-6971, VTT82842
- e. **334 S. Orange Drive:** (Discussion and Possible Action) (Lena Wang) Demolition Pre -inspection application # 19019-10000-05924
- f. **1017 S. Windsor Blvd.:** (Discussion and Possible Action) (Nori Fukuda) Demolition Pre -inspection application # 19019-70000-05973
- g. **726 N. Sycamore Ave.:** (Discussion and Possible Action) (Philip Faarha) Demolition Pre -inspection application # 19019-10000-06242
- h. **. 4653 ½ W. Beverly Blvd.:** (Discussion and Possible Action) (Steve S. Kim) Conditional Use Permit to allow the sale, dispensing of beer and wine for on-site consumption in an existing 927 SF restaurant with 48 indoor seats and hours of operation from 11 am to 2 am daily. ZA-2019-6809-CUB
- i. **4001 W. 6th St.:** (Discussion and Possible Action) (Alex Woo, Demetrius Zeigler) Conditional Use Permit to allow for the sale, dispensing and on-site consumption of beer and wine in conjunction with a 6,200 SF restaurant with indoor seating for 211 patrons with hours of operation from 11:00 am to 11:00 pm daily. ZA-2019-6796-CUB

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

- a. **100 S La Brea Ave.:** (Stan Treitel) New construction of a school on the corner of La Brea Ave and 1st Street.
- b. **410 N. Rossmore Ave.:** (DOMOS- Richard Loring) (Emma Howard)
- c. **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.
- d. **611 N. Manhattan Pl.:** (Matthew Hayden) Applicant will provide more information when it becomes available.

- e. **4670 Beverly Blvd.:** (Athena Novak, Behruz Gabbi) Project on hold. Development and use of the site for a 30-unit multi residential apartment community with 23 off street parking spaces and a height not to exceed 73 feet. Open space will include a 390 SF gym, 749 SF office community room and 1,325 SF roof deck. DIR-2019-6597-TOC, PAR-2019-4042-TOC
- f. **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.
- g. **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. **242 S. Rimpau Blvd.:** SFD House addition at rear yard and remodel of existing house. HPOZ

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, February 25, 2020 at Marlborough School, 250 S. Rossmore Ave, 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 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>
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