

CITY OF LOS ANGELES
CALIFORNIA

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Renters: Hayden Conner Ashworth



**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 February 25, 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 January 28, 2020 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. **4653 ½ W. Beverly Blvd.:** (Discussion and Possible Action) (Steve S. Kim) Conditional Use Permit to allow the sale and 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
- b. **4001 W. 6th St.:** (Discussion and Possible Action) (Alex Woo, Demetrius Zeigler) Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a 6,200 SF restaurant with indoor seating for 211 patrons and hours of operation from 9 am to 11 pm daily. ZA-2019-6796-CUB

6. NEW BUSINESS (15 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- Daniel Alexander, Richard Loring) (Emma Howard)
- c. **606 N. Manhattan Pl.:** (Discussion and Possible Action) (Brandon Finch) Demo of a SFR and construction of a 14-unit Apartment/Condo Complex utilizing the 70% density bonus from TOC Tier 3 Guidelines, requesting 3 additional incentives: height increase to 59'-9" in lieu of 45' and 2 side yards setback of 5'-9" in lieu of the required 8'. VTTM-82880, PAR-2019-5365-TOC
- d. **706 N Citrus Ave.:** (Discussion and Possible Action) (Christine Rivera, Curtis Estes) Proposed conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption. In conjunction with the operation of a creative office club in the C4-1XL zone. ENV-2020-203-CE, ZA-2020-202-CU-CUB-ZV
- e. **816 N. Mansfield Ave.:** (Discussion and Possible Action) (Joe de La Cruz, David Acosta) Demolition Pre-inspection Application No. 20019-10000-00372
- f. **726 N. Sycamore Ave.:** (Discussion and Possible Action) (Lucius Farha) Demolition Pre-inspection Application No. 19019-10000-06242

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

- a. **611 N. Manhattan Pl.:** (Matthew Hayden) Applicant will provide more information when it becomes available.
- b. **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
- 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. **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.
- e. **The Wilshire Mullen Project:** (Andi Ceragioli)
- f. **506 N. Sycamore Ave.:** (Albert Ng) 5-units – Small Lot Subdivision. In the LD-RD-1.5-IXL zone. Pursuant to ordinance #176-354. ZA-2019-6971, VTT-82842
- g. **845 S. Orange Dr.:** (Sonny Moraga) Demolition Pre-inspection Application No. 2019-20000-00035/B20VN00071
- h. **851-853 N. Las Palmas Ave.:** (Cristian Santibanez) Demolition Pre-inspection Application No. 20019-10000-00414, 20019-10000-00415

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

- a. **450 N. McCadden Pl.:** (Joanne Koo, Robert Aitcheson) Demolish existing rear portion of building, remodel existing to remain, and construct addition. Requesting a zoning administration for a zero-side yard setback in lieu of the required yard setback in the RE-11 zone. ZA-2020-573-ZAA, ENV-2020-574-CE

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, March 24, 2020 at Marlborough School, 250 S. Rossmore Ave, Collins Room, 200-D, Los Angeles, CA 90004

11. 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>
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