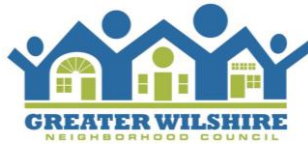


CITY OF LOS ANGELES
CALIFORNIA

**Greater Wilshire Neighborhood Council
Governing Board Members:**

President – Caroline Labiner Moser
Vice President – Max Kirkham
Secretary – Conrad Starr
Treasurer – Patricia Carroll

Area 1 – Brookside: Owen Smith
Area 2 – Citrus Square: Jeffry 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: *Vacant Seat*
Area 13 – Wilshire Park: John Gresham
Area 14 – Windsor Square:
Caroline Labiner Moser
Area 15 – Windsor Village: *Vacant Seat*
At Large: Karen Gilman
Renter: Hayden Conner Ashworth
Business: John Winther
Education: Scott Appel
Religion: Mike Genewick
Other Nonprofit: Tucker Carney



**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

**Land Use Committee Meeting
Agenda (Virtual Meeting)**

Tuesday May 26, 2020, 6:30 p.m.

WEB: <https://zoom.us/j/91527869326>

PHONE*: dial (669) 900-6833, enter
webinar ID 915 2786 9326, then press #
Supporting documents will be made available at
www.greaterwilshire.org/LUCdocs/

**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

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

PHONE:
(323) 539-GWNC (4962)

EMAIL/WEB:
landuse@greaterwilshire.org
info@greaterwilshire.org
www.greaterwilshire.org

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.

- I. **WELCOMING REMARKS** (5 minutes)
 - A. Call to Order (Philip Farha)
 - B. Roll Call (Cathy Roberts)

- II. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** (5 minutes)

Those connecting by telephone who wish to make a general public comment are asked to dial *9, when prompted by the chairperson, to address the Committee. Time may be limited to 2 minutes per speaker at the discretion of the chairperson. Those connecting through the Zoom app should use the “Raise Hand” feature.

- III. **CHAIRPERSON’S REPORT**
 - A. Administrative

- IV. **ADMINISTRATIVE ITEMS (Discussion and Possible Action)** (5 minutes)
 - A. Review and Adoption of February 25, 2020 Minutes
 - B. Review of Early Planning Report for possible future action items

- V. **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. **606 N. Manhattan Place:** (Discussion and Possible Action) (Brandon Finch) Demolition of a single-family house and construction of a 14-unit apartment/condo complex utilizing 70% density bonus from TOC Tier 3 Guidelines, requesting 3 additional incentives: height to 59’-

9” in lieu of 45’ and 2 side yard setbacks of 5’-9” in lieu of the required 8’. VTTM82880, PAR-2019-5365-TOC.

- B. 706 N. Citrus Ave:** (Discussion and Possible Action) (Christine Rivera) Conditional Use Permit to allow the on site sale and dispensing of a full line of alcoholic beverages for on site consumption in conjunction with the operation of a creative office club with a roof top club area in the C4-1XL zone. Hours of operation 9:00am to 1:00am. ZA-2020-202-CU-CUB-ZV, ENV-2020-203-CE.

VI. NEW BUSINESS (Discussion and Possible Action) (15 minutes ea.)

- A. Discussion on the proposed Amendment to the Home-Sharing Ordinance, Case No. CPC-2020-2762-CA, that has been released for a 60-day public review period
- B. 525 N. Western Ave:** (Discussion and Possible Action) (Dana Sayles) New construction of a 64 unit 100% affordable permanent housing apartment building. DIR-2019-7014-TOC, ENV-2019-7015-SE. This is a Wilshire Center Koreatown NC that abuts GWNC border on the West.
- C. 3323 W. Olympic Blvd. and 970-996 S. Manhattan Pl.:** (Discussion and Possible Action) (Josh Krieger) Construction of a 7-story mixed-use building consisting of 6 levels of residential apartments 118 units with 12 ELI units over 1 level of parking, retail space and lobby + 2 levels of basement parking. Amenities include a fitness center, pool area, and a roof deck. DIR-2020-1687-TOC-SPR-VHCA.
- D. 975 – 987 S. Manhattan Pl.:** (Discussion and Possible Action) (Josh Krieger) Construction of a 7-story multi family residential residences with 120 –Units DIR-2020-1286-TOC-SPR-HCA.

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

- A. **151 S. Citrus Ave.:** Demolition Pre-inspection Application No. 20019-20000-01426-B20VN04675, Yoni B.
- B. 105 S. St Andrews Court:** Mark Tavakoli
- C. 410 Rossmore**
- D. 816 N. Mansfield Ave.:** David Acosta
- E. 450 S. Manhattan Pl.:** Demolition Pre-inspection Application No. 20019-20000-01017 Kevin Baik
- F. 307 N. Wilton Pl.:** Miriam Sanchez Demolition Pre-inspection Application No. 18019-20000-06318/B18VN21939
- G. 364 S. Mansfield Ave.:** Demolition Pre-inspection Application No. 20019-10000-01836 Tom Leishman
- H. 834 June St.:** Demolition Pre-inspection Application No. 20019-1000001475 Robert Tavasci
- I. 743-749 S. Gramercy Pl.:** Demolition Pre-inspection Application No. 19019-10000-03867; 19019-10000-03861; and 19019-10000-03864 Michelle Chen
- J. 611 N. Manhattan Pl. :** (Matthew Hayden) Applicant will provide more information when it becomes available.
- K. 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.
- L. 682 S. Sycamore Ave:** Metro

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

IX. 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.

X. **COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS** (5 minutes)

- A. **Next GWNC Land Use Committee Meeting** will be held at 6:30pm on Tuesday June 23, 2020 at Marlborough School, 250 S. Rossmore Ave, Collins Room, 200-D, Los Angeles, CA 90004 or (TBD Virtual Meeting)

XI. **ADJOURNMENT**

Items in italics above were unconfirmed at the time of publishing and may be tabled until a later meeting.

Time allocations for agenda items are approximate and may be adjusted at the discretion of the Chairperson.

VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION

In conformity with the Governor’s Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, this Greater Wilshire Neighborhood Council meeting will be conducted entirely telephonically/online. Every person wishing to address the Committee should dial (669) 900-6833 (long distance charges may apply) and enter 915 2786 9326, then press # to join the meeting.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – The public is requested dial *9, when prompted by the chairperson, 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 Committee’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Committee 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 Committee meeting. Public comment is limited to **two minutes per speaker**, unless adjusted by the chairperson.

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
- Display case at the Wilshire Ebell Theater, 4401 W. 8th Street, Los Angeles, CA 90005
- Via e-mail (subscribe via admin@greaterwilshire.org or subscribe at www.greaterwilshire.org)
- By subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/subscriptions>

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, assistive listening devices and 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 Department of Neighborhood Empowerment by email: NCSupport@lacity.org or phone: (213) 978-1551.

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 records related to an item on the agenda, please contact 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>

SERVICIOS DE TRADUCCIÓN – Si requiere servicios de traducción, favor de avisar al concejo vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte al secretario de la mesa, al (323) 539-4962 o info@greaterwilshire.org.