

CITY OF LOS ANGELES
CALIFORNIA

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Religion: Mike Genewick
Other Nonprofit: Tucker Carney



**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

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

Tuesday, June 23, 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**

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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**
- IV. **ADMINISTRATIVE ITEMS** (Discussion and Possible Action) (5 minutes)
 - A. Review and Adoption of May 26, 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 onsite sale and dispensing of a full line of alcoholic beverages for onsite 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. 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.
- B. 975 – 987 S. Manhattan Pl.:** (Discussion and Possible Action) (Josh Krieger) Construction of a 7-story multi-family residential bldg with 120 Units. DIR-2020- 9-TOC-SPR-HCA.
- C. 5102-5216 Wilshire Blvd., 704-724 S. Orange Drive, 703-717 S. Mansfield Ave.:** (Discussion and Possible Action) (Aimee Luan) Applicant requests a Variance to permit fitness studio use, gymnasium use, and medical clinic use in a mixed-use building. ZA-2020-3137-ZV, ENV+2020-3138-CE
- D. 857, 859, 863 S. Gramercy Pl.:** (Discussion and Possible Action) (Steven Scheibe, Khal Khaireddin) New construction of 33 residential units, 33 parking spaces, 4 affordable units, Tier 3 TOC. Requesting density and FAR increase, parking reduction for Tier 3 TOC, height increase, open space reduction, setback reduction. DIR-2020-2166-TOC-HCA, ENV-2020-2167 EAF.
- E. 507 N. Sycamore Ave.:** (Discussion and Possible Action) (Alex Whitehead, Shane Patel) GWNC LUC received the Tree Removal Request Notification sheet for 507 N Sycamore Ave, Tuesday June 2, 2020 at @5pm.
- F. 606 N. Lucerne Blvd.:** Discussion and Possible Action) (Arum Santiago) Demolition Pre-inspection Application No. 20019-20000-01867/B20VN06329 (R-1R-3R-G overlay zone)
- G. 682 S. Sycamore Ave.:** Discussion and Possible Action) (Ned Racine, Metro) Purple Line Extension Project at S. Sycamore Ave. and Wilshire Blvd. Metro proposes to install an above ground radio antenna within the public right-of-way. The antenna will allow communication among the Purple Line Extension station and multiple first-response agencies including City of LA police and fire.

VII. 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. 151 S. Citrus Ave.:** Demolition Pre-inspection Application No. 20019-20000-01426-B20VN04675, Yoni B.
- a. 105 S. St Andrews Pl.:** (Discussion and Possible Action) (Mark Tavakoli, Veronica Bacerra) 5-Story, 18 dwelling units, 2-ELA for 55 years, Tier 2 project, 3 additional on menu incentives. DIR-2020-1059-TOC, ENV-2020-1060-EAF
- D. 450 S. Manhattan Pl.:** Demolition Pre-inspection Application No. 20019-20000-01017 Kevin Baik
- E. 816 N. Mansfield Ave.:** (Discussion and Possible Action) (David Acosta, Joe de La Cruz) Demolition Pre-inspection Application No. 20019-10000-00372.

- 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 N. 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. **410 N. Rossmore Ave.:** (Discussion and Possible Action) (DOMOS – Daniel Alexander, Richard Loring)

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

- A. **629 N. Seward St.:** Demolish existing 1-story SFD, build new 3,142 sf -RFA 27'6" height 2-story SFD w/subterranean basement HPOZ, DIR-2020-2097-COA
- B. **529 N. Cahuenga Blvd.:** 1,192 Second story addition to an existing 1-story SFD and interior kitchen remodel. HPOZ DIR-2020-1900-COA

IX. **REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION (10 minutes ea.)**

- A. New Housing Bills: SB 902 (Wiener), SB 995 (Atkins), SB 1085 (Skinner), SB 1120 (Skinner), SB 1385 (Caballero) (Discussion and Possible Action)
- B. TOC/TNP: Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans.
- C. 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, July 28, via Zoom)

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>

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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.