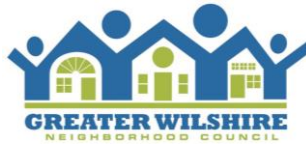


CITY OF LOS ANGELES  
CALIFORNIA

**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: Cathy Roberts  
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: Joseph Lee Suh  
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, July 28, 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/](http://www.greaterwilshire.org/LUCdocs/)

**GREATER WILSHIRE  
NEIGHBORHOOD COUNCIL**

**MAILING ADDRESS:**  
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[www.greaterwilshire.org](http://www.greaterwilshire.org)

**Greater Wilshire Neighborhood Council  
Land Use Committee Members:**

Chair – Philip Farha  
Secretary – Cathy Roberts  
Patricia Carroll  
Rory Cunningham  
Jennifer Devore  
Karen Gilman  
John Gresham  
Dick Herman  
Susan O’Connell

\*Long Distance Rates May Apply

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 June 23, 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. **3323 W. Olympic Blvd.:** (Discussion and Possible Action) (Josh Kreger) 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.

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

- A. **330 N. Lucerne Blvd.:** (Discussion and Possible Action) (Jaehee Ghanati) Demolition Pre-inspection Application No. B20LA10524/20019-10000-02352 (R1R3-RG overlay zone).
- B. **851 S. Manhattan Pl.:** (Discussion and Possible Action) (Daniel Kim and Jay Park) Construction of a 6-story multi-family residential bldg with 33 units, basement and ground level parking, roof deck. Tier 3 TOC. DIR-2020- 3549-TOC / ENV-2020-3550-EAF.
- C. **310 N Lucerne Blvd.:** (Discussion and Possible Action) AIN #5523-020-017.
- D. **733 Seward St.:** (Discussion and Possible Action) (Jennifer Yakubik) Demolition Pre-inspection Application No. 20019-10000-02084 (CM-1VL zone).
- E. **975-987 S. Manhattan Pl.:** (Discussion and Possible Action) (Kevin Read)

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. **4529 W. 8<sup>th</sup> St.:** (Richard Yoo) Demolition Pre-Inspection Application No. 20019-10000-02169 (Park Mile)

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 6:30 pm on Tuesday, August 25, 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. 8<sup>th</sup> Street, Los Angeles, CA 90005
- Via e-mail (subscribe via [admin@greaterwilshire.org](mailto:admin@greaterwilshire.org) or subscribe at [www.greaterwilshire.org](http://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](mailto: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](mailto:info@greaterwilshire.org).