

CITY OF LOS ANGELES
CALIFORNIA

**Greater Wilshire Neighborhood Council
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Religion: Mike Genewick
Other Nonprofit: Tucker Carney



**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

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

Tuesday, August 25, 2020, 6:30 p.m.

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

PHONE*: dial (669) 900-6833 or (877)

853-5257 (toll-free), enter webinar ID
915 2786 9326, then press #

Supporting documents will be made available at
www.greaterwilshire.org/LUCdocs/

GWNC Land Use Committee:

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

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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 July 28, 2020 Minutes
 - B. Review of Early Planning Report for possible future action items
 - C. (Discussion and Possible Action) to consider Madison Baker as a potential new LUC Member
- V. **OLD BUSINESS (Discussion and Possible Action)** (10 minutes ea.)
 - A. **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, and a roof deck. Tier 3 TOC. DIR-2020- 3549-TOC / ENV-2020-3550-EAF.
- VI. **NEW BUSINESS (Discussion and Possible Action)** (15 minutes ea.)

- A. **UPLIFT MELROSE:** (Discussion and Possible Action) (Alexander Caiozzo / Bureau of Street Services / StreetsLA) A “complete streets” makeover and beautification for Melrose Ave. between Fairfax Ave. and Highland Ave. The project seeks to add upwards of seven acres of new pedestrian space, pedestrian safety features, active transportation infrastructure, street trees and raised east-west crosswalks. Uplift Melrose would be funded through a Caltrans ATP Grant. Application due 9/15/2020.
- B. **925 S. Manhattan Pl.:** (Discussion and Possible Action) (Daniel Kim and Jay Park) New contemporary aesthetic 33-unit apartment building with basement and ground parking. 6-stories with roof deck. TOC Tier 3.
- C. **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. **4670 Beverly Blvd.:** (Discussion and Possible Action) (Athena Novak, Behruz Gabbi) 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, P2020-42AR-2019-4042-TOC.

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

- A. **611 N. Manhattan Pl.:** (Matthew Hayden) Applicant will provide more information when it becomes available.
- B. **151 S. Citrus Ave.:** Demolition Pre-inspection Application No. 20019-20000-01426-B20VN04675, Yoni B.
- C. **450 S. Manhattan Pl.:** Demolition Pre-inspection Application No. 20019-20000-01017 Kevin Baik
- D. **816 N. Mansfield Ave.:** (Discussion and Possible Action) (David Acosta, Joe de La Cruz) Demolition Pre-inspection Application No. 20019-10000-00372.
- E. **307 N. Wilton Pl.:** Miriam Sanchez Demolition Pre-inspection Application No. 18019-20000-06318/B18VN21939
- F. **834 N. June St.:** Demolition Pre-inspection Application No. 20019-1000001475 Robert Tavasci
- G. **743-749 S. Gramercy Pl.:** Demolition Pre-inspection Application No. 19019-10000-03867; 19019-10000-03861; and 19019-10000-03864 Michelle Chen
- H. **410 N. Rossmore Ave.:** (Discussion and Possible Action) (DOMOS – Daniel Alexander, Richard Loring)
- I. **975-987 S. Manhattan Pl.:** (Discussion and Possible Action) (Kevin Read)

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

- A. **4500 Wilshire Blvd.:** (Discussion and Possible Action) (Vicki M. Kirakos) Construct an over-height fence 7’ 0” wrought iron fence and 8’ 6” high concrete decorative pillars at the entrance of the property. (Consulate General of Iraq offices) ZA-2020-4214-ZAA-SPPA, ENV-2020-4216
- B. **726 S Highland Ave.:** (Discussion and Possible Action) (Whitney Smith) The continued use and maintenance of an over-height hedge in the front yard setback area of an existing single family dwelling in the RS-1 zone. ZA-2020-4463-
- C. **4529 W. 8th St.:** (Discussion and Possible Action) (Richard Yoo) Demolition Pre-inspection Application No. 20019-10000-02169
- D. **226 N. Windsor Blvd.:** Modification to an existing residence to correct the property line location and north-side yard set-back. Mary Pickhardt - DIR-2020-4212-COA

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. New Housing Bills: SB 902 (Wiener), SB 995 (Atkins), SB 1085 (Skinner), SB 1120 (Skinner), SB 1385 (Caballero) (Discussion and Possible Action)
- 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, September 22, 2020, 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 or (877) 853-5257 (toll-free) 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.