

CITY OF LOS ANGELES
CALIFORNIA

Greater Wilshire Neighborhood Council
Governing Board Members 집행이사회 위원
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Area 11 – Sycamore Square: Conrad Starr
Area 12 – Western-Wilton: Juan Portillo, Jr.
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Other Nonprofit: Cindy Chvatal-Keane



**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

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

Tuesday, May 25, 2021 - 6:30 pm
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 - Area 8
Secretary – Cathy Roberts - Area 6
Madison Baker - Area 7
Patricia Carroll - Area 10
Rory Cunningham - Area 10
Jennifer DeVore - Area 5
Karen Gilman - Area 7
John Gresham - Area 13
Dick Herman - Area 10
Susan O’Connell - Area 10

Direct Committee Inquiries to:

(323) 539-GWNC (4962)
landuse@greaterwilshire.org
info@greaterwilshire.org

월서 광역주민의회
토지사용 위원회
정기회의 의제

*Concejo Vecinal de Greater
Wilshire - Comité sobre uso
del suelo - Agenda de
reunión ordinaria*

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** 환영 연설 *Comentarios de bienvenida* (5 minutes)
 - A. Call to Order (Philip Farha)
 - B. Roll Call (Cathy Roberts)
- II. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** (5 minutes)

의제 비포함 안전에 대한 일반 공중 언급
Comentario público general sobre temas no incluidos en la agenda

When prompted by the chairperson, those wishing to make a general public comment are asked to dial *9 (if connecting by phone) or press the “raise hand” button (if using the Zoom app). Time may be limited to 2 minutes per speaker at the discretion of the chairperson.
- III. **CHAIRPERSON’S REPORT** 의장 보고 *Informes del presidente*
 - A. GWNC Monthly Land Use Update
- IV. **ADMINISTRATIVE ITEMS** 집행부 안전 *Temas administrativos* (5 minutes)

(Discussion and Possible Action)

 - A. Review and Adoption of April 27, 2021 Minutes
 - B. Review of Early Planning Report for possible future action items
- V. **OLD BUSINESS** 기존 사업 *Asuntos antiguos* (Discussion and Possible Action) (15 minutes ea.)

- A. **505-509 N. St. Andrews Pl.:** (Discussion and Possible Action) (Sue Steinberg) Proposed 22-unit 4-story apartment building utilizing two additional side setback reduction incentives. DIR-2021-1926-TOC-WDI-HCA, ENV-2021-1927-EAF. Zoning R3-1 - Area 9 - Oakwood/Maplewood/St Andrews.
- B. **410 N. Rossmore Ave.:** (Richard Loring, DOMOS) Co-living project. Renovation and addition to the property. Zoning R4-2.
- C. **930 S. Mansfield Ave.:** (Discussion and Possible Action) (Edward Solis, Christopher Pak) Nela Homes plans to build a new 4-story multifamily residential building with a subterranean level on a site where the previous structure has already been demolished. Zoning R3-1 - Area 11 - Sycamore Square.

VI. **NEW BUSINESS** 신규 사업 *Asuntos nuevos* (Discussion and Possible Action) **(15 minutes ea.)**
 A. None at this time

VII. **REQUESTS FOR FUTURE AGENDA ITEMS**

추후 가능 의제에 대한 요청 *Solicitudes de posibles temas de la agenda futura*
 (Discussion and Possible Action)

- A. **7000 W. Melrose Ave.:** (Matthew Hayden, Daniel Faraset) Zoning C2-1XL
- B. **620 ½, 622 ½, 626 ½, 628 ½, 632 ½, 634 ½, 636 ½ N. Wilton Place:** (Albert Chavez) Demolition Pre-inspection Application Numbers 20019-10000-03663, 03667; 03655; 03668; 03669; 03652P; 03653; 03656. Proposed 4-story 25-unit apt bldg. Zoning R3-1.
- C. **617 N. Rossmore Ave.:** (Bruce Miller) Demolition Pre-inspection Application No. 20019-10000-03270 & 20019-10000-0327. Zoning R4-2.
- D. **834 N. June St.:** (Robert Tavasci) Demolition Pre-inspection Application No. 20019-1000001475. Zoning RD1.5-XL.
- E. **743-749 S. Gramercy Pl.:** (Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03867; 19019-10000-03861; and 19019-10000-03864. Zoning RD1.5-XL.
- F. **975-987 S. Manhattan Pl.:** (Kevin Read) Zoning R4-1.
- G. **859 N. Highland Ave.:** (Mary Rosas, Diana Rodriguez) Starbucks at Highland and Willoughby - Variance Request. Zoning [Q]C2-1VL-SN.
- H. **6101-6117 W. Melrose Ave & 713-735 N. Seward St.:** (Discussion and Possible Action) (David Simon, Ann D'Amato) Melrose and Seward Creative Office Design. 5-story, 74-ft tall commercial development with approx 67,889 sq ft of new office space, retail spaces and open space. APCC-2021-2908-ZC-HD-ZAD-SPR. Zoning - Melrose C4-1XL; Zoning- Seward CM-1VL - Area 8 - Melrose
- I. **500 N. Larchmont Blvd.:** (Matthew Hayden) New construction, use, and maintenance of a 5-story, approximate 56 ft tall, 26,648 sq ft apartment building containing 21 units (7 one-bedroom / 14 two-bedroom), including 8% of the total project units (2 units) set aside as affordable housing for (ELI) households. At grade parking providing 21 on-site vehicular parking spaces and 24 bicycle parking spaces (21 long term with 3 short term). Existing site improvements to be removed / replaced. TOC Affordable Housing Incentives Program pursuant to LAMC Section 12.22 A 31 (e) with three additional incentives requested for a Tier 1 project setting aside 8% of its total project units / 11% of its base units (2 units) for ELI households. Zoning [Q]C2-1VL - Area 7 - Larchmont

VIII. **PROJECTS COVERED BY OTHER BOARDS** (for Information Only)
 타 위원회 담당 사업 *Proyectos cubiertos por otras mesas*

- A. **951 S. Wilton Pl.:** (Sean Mo) Certificate of compatibility for a new 8-unit 4-story apartment building and the demolition of a non-contributing residential element. ENV-2021-3290-EAF; DIR-2021-3289-CCMP-HCA. Zoning - HPOZ - Wilshire Park (Area 13)
- B. **285 S. Muirfield Rd.:** (Carlos Zevallos) New 2-story addition to (E) SFD with deck and new 2nd story addition to (E) garage to create a recreation room. ENV-2021-2825-CE; DIR-2021-2824-COA. Zoning - HPOZ - Hancock Park (Area 5)

IX. **REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION** (2 minutes ea.)

계류 중인 지역, 주, 연방 법률 심의 *Revisión de legislación pendiente local, estatal y federal*

- A. **None at this time**

X. **COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS** (20 minutes)

위원회 위원 언급/발표 *Comentarios/anuncios de un miembro del comité*

(Discussion and Possible Action)

- A. **GWNC Town Hall on TOC/TOD:** Discuss committee progress and possible dates

B. **LUC Committee Membership:**

- i. Discuss slate of candidates
- ii. Affirmation of Intent to rejoin or remain on Committee for current/previous Committee Members
- iii. Self-introduction and/or review of individuals interested in serving on Committee
- iv. Nomination and Selection of Committee members
- v. Recommendation of Committee roster to GWNC Board

- a. **Potential Motion:** That the Greater Wilshire Neighborhood Council Land Use Committee recommend that the GWNC Board appoint stakeholders _____; and appoint GWNC Board Directors and Alternates _____ to be the Members of the GWNC Land Use Committee

C. **LUC Committee Leadership:**

- i. LUC Chairperson
 - a. Reaffirm Board Vote (5/12/2021) of Philip Farha as Land Use Committee Chair
- ii. LUC Secretary
 - a. Nominations and Motion or Election

- D. **Next GWNC Land Use Committee Meeting** will be held at 6:30 pm on Tuesday, June 22, 2021, via Zoom.

XI. **ADJOURNMENT** 조정 *Postergación*

Items in italics above were unconfirmed at the time of publishing and may be taken up at 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 Board/Committee should dial (669) 900-6833 or (877) 853-5257 and enter 915 2786 9326, then press # to join the meeting.

공공 참여를 위한 가상회의 전화번호 – 주지사 행정명령 N-29-20 (2020년 3월17일) 승인과 COVID-19 문제로 인하여 이번 월서 광역주민의회(GWNC) 회의 전체는 전화회의/온라인으로 개최합니다.

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NÚMERO DE LA REUNIÓN VIRTUAL POR TELECONFERENCIA PARA PARTICIPACIÓN DEL PÚBLICO – De conformidad con la Orden Ejecutiva del Gobernador N-29-20 (del 17 de marzo de 2020) y debido a la preocupación por la COVID-19, la reunión de este Concejo Vecinal de Greater Wilshire (Greater Wilshire Neighborhood Council, GWNC por sus siglas en inglés) se realizará totalmente por teléfono/en línea. Cada persona que desee dirigirse a la Mesa/Comité debe marcar el (669) 900-6833 o (877) 853-5257 (línea gratuita) e ingresar 915 2786 9326, después presionar # para unirse a la reunión.

TRANSLATION SERVICE – If you need translation service, please contact the GWNC Secretary at (323) 539-4962 or info@greaterwilshire.org at least 72 hours before the event.

번역 서비스 – 번역 서비스를 요청하려면 행사 개최 72시간 이전까지 주민의회에 알려주시기 바랍니다. 이사회 사무국 연락처 (323) 539-4962 또는 info@greaterwilshire.org 에 접촉하시기 바랍니다.

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

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- **Our Twitter feed** 저희 트위터 피드 *Nuestra cuenta de Twitter* (<http://www.twitter.com/greaterwilshire>)
- [NextDoor.com](#)
- **Display case at the Wilshire Ebell Theater** 월셔 에벨 극장 게시판에 게시 4401 W. 8번 스트리트, 로스앤젤레스, CA 90005 *En una vitrina expositora en Wilshire Ebell Theater*, 4401 W. 8th Street, Los Angeles, CA 90005
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