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CALIFORNIA

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GREATER WILSHIRE
NEIGHBORHOOD COUNCIL

Land Use Committee Meeting
Agenda (Virtual Meeting)

Tuesday, June 22, 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
Karen Gilman - Area 7
John Gresham - Area 13
Dick Herman - Area 10
Susan O’Connell - Area 10
Daniela Prowizor-Lacayo - Area 1
David Trainer - Area 5
Jane Usher - Area 14
Bindhu Varghese - Area 9

Direct Committee Inquiries to:

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

월세 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 안건에 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 안건 *Temas administrativos*** (5 minutes)

(Discussion and Possible Action)

 - A. Review and Adoption of May 25, 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. **930 S. Mansfield Ave.:** (Discussion and Possible Action) (Paul Woo, Jay Jang, 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 - Sycamore Square (Area 11).
 - B. **933 S. Gramercy Pl.:** (Discussion and Possible Action) Revise/amend motions from previous meetings.

- VI. **NEW BUSINESS** 신규 사업 *Asuntos nuevos* (Discussion and Possible Action) **(15 minutes ea.)**
- 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. **242-244 N. Larchmont Blvd.:** (Dafne Gokcen) Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with a 1,874 sq ft restaurant with 38 interior seats and 12 seats on a 163 sq ft patio partially located on the public right-of-way, with hours of operation from 8:00 am - 12:00 am daily. Case No. ZA-2021-4313-CUB. Zoning [Q]C2-1D.
 - C. **506-508 N. Sycamore Ave.:** (Janet Chan) Demolition of one (1) duplex; subdivision of one (1) lot into five (5) lots for the construction, use, and maintenance of five (5) small lot homes on a 7,430 gross sq ft site. There are no protected trees on site and the proposed project would export up to 500 cubic yards of earth. Case No. VTT-82842-SL. CEQA No. ENV-2019-6972-CE. Zoning RD1.5-1XL - Melrose (Area 8).
 - D. **807 N. Cherokee Ave.:** (Dan Bibawi) Demolition Pre-inspection Application No. B21WL01738/21019-30000-01473. Zoning RD1.5-1XL - Melrose (Area 8).

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. **5001 W. Wilshire Blvd.:** (Eric Shabsis, Jamie Poster, Kimberly Paperin)
- C. **5750-5766 W. Melrose Ave.:** (Matthew Nicols, Brandon Behrstock) Legalization of an existing non-conforming 672 sq ft outdoor patio, an existing 6-ft tall wood fence on top of a 42-inch tall concrete wall, and an existing 6-ft tall chain link fence along the eastern property line to encroach into the 10-ft tall building line along Melrose Ave (established by Ordinance No 74,207) for an existing 2,200 sq ft restaurant. Case No. ZA-2019-2253-ZAA-WDI, CEQA No. ENV-2019-2254-CE.
- D. **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.
- E. **617 N. Rossmore Ave.:** (Bruce Miller) Demolition Pre-inspection Application No. 20019-10000-03270 & 20019-10000-0327. Zoning R4-2.
- F. **834 N. June St.:** (Robert Tavasci) Demolition Pre-inspection Application No. 20019-1000001475. Zoning RD1.5-XL.
- G. **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.
- H. **975-987 S. Manhattan Pl.:** (Kevin Read) Zoning R4-1.

- I. **859 N. Highland Ave.:** (Mary Rosas, Diana Rodriguez) Starbucks at Highland and Willoughby - Variance Request. Zoning [Q]C2-1VL-SN.
- J. **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

VIII. **PROJECTS COVERED BY OTHER BOARDS** (for Information Only)

타 위원회 담당 사업 *Proyectos cubiertos por otras mesas*

- A. **432 S. Arden Blvd.:** (Mary Pickhardt) Demolition Pre-inspection Application No. 21019-10000-01688. Zoning RE11-1-HPOZ - Windsor Square (Area 14).
- B. **821 S. Lorraine Blvd.:** (Cyrus Park) Demolition Pre-inspection Application No. 21019-20000-01763/B2iVN05281. Zoning [Q]R3-1-HPOZ - Windsor Village (Area 15).
- C. **629 N. Seward St.:** (Jessica Tien) Demolition Pre-inspection Application No. 21019-10000-01535. Zoning R1-1-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. **Processes & Procedures Ordinance:** (Zoning Code/Reorganization of Administration Provisions, CF: 12- 0460-S4)

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

위원회 위원 언급/발표 *Comentarios/anuncios de un miembro del comité*
(Discussion and Possible Action)

A. **LUC Committee Leadership:**

- i. LUC Secretary
 - a. Nominations and Motion or Election

- B. **Next GWNC Land Use Committee Meeting** will be held at 6:30 pm on Tuesday, July 27, 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 월세 광역주민의회(GWNC) 회의 전체는 전화회의/온라인으로 개최합니다. 이사회/위원회에 참여하고자 하는 사람은 각자 (669) 900-6833 또는 (877) 853-5257 (무료전화)에 전화하여 915 2786 9326를 입력하고 #을 누르면 회의 참석이 됩니다.

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.

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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 Facebook page** 저희 페이스북 페이지 **Nuestra página de Facebook** (<http://www.facebook.com/greaterwilshireneighborhoodcouncil/>)
- **Our Twitter feed** 저희 트위터 피드 **Nuestra cuenta de Twitter** (<http://www.twitter.com/greaterwilshire>)
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- **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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