

CITY OF LOS ANGELES  
CALIFORNIA

**Greater Wilshire Neighborhood Council**  
**Governing Board Members** 집행이사회 위원  
*Miembros de la Mesa Directiva*

President – Conrad Starr  
Vice President – Charles D’Atri  
Secretary – Jennifer DeVore  
Treasurer – Patricia Carroll

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Area 3 – Country Club Heights: Brian Donahoe  
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Area 6 – La Brea-Hancock: Cathy Roberts  
Area 7 – Larchmont Village: Charles D’Atri  
Area 8 – Melrose: Christopher Hauck  
Area 9 – Oakwood/Maplewood/St. Andrews:  
Bindhu Varghese  
Area 10 – Ridgewood-Wilton/St. Andrews Square:  
Patricia Carroll  
Area 11 – Sycamore Square: Conrad Starr  
Area 12 – Western-Wilton: Juan Portillo, Jr.  
Area 13 – Wilshire Park: Michael Duggan  
Area 14 – Windsor Square: Gary Gilbert  
Area 15 – Windsor Village: Stephanie Shim  
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Renter: Bailey Benningfield  
Business: John Winther  
Education: Scott Appel  
Religion: Mike Genewick  
Other Nonprofit: Cindy Chvatal-Keane



*GREATER WILSHIRE  
NEIGHBORHOOD COUNCIL*

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

Tuesday, July 27, 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/](http://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

**Direct Committee Inquiries to:**

(323) 539-GWNC (4962)  
landuse@greaterwilshire.org  
[info@greaterwilshire.org](mailto: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 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 and June 22, 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. **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

VI. **NEW BUSINESS 신규 사업 *Asuntos nuevos*** (Discussion and Possible Action) **(15 minutes ea.)**

- A. **DWP Melrose:** (Michael Ventre, Janna Chahbaz, Edgar Mercado) Infrastructure project. Melrose (Area 8).
- B. **7000 W. Melrose Ave.:** (Matthew Hayden, Daniel Faraset) New mixed-use 63 apartments type IIIA over 1st floor commercial & parking & 2 levels of subterranean type IA, 6 very low income units. Zoning C2-1XL. Melrose (Area 8).
- C. **507 N. Larchmont Blvd.:** (Fernandico Gonong) Demolition Pre-inspection Application No. 21019-10000-02343. Demo one-story house and garage. Build 3-story commercial building over one-story subterranean parking. Zoning [Q]C2-1VL. Larchmont (Area 7).

VII. **REQUESTS FOR FUTURE AGENDA ITEMS**

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

- A. **5001 W. Wilshire Blvd.:** (Eric Shabsis, Jamie Poster, Kimberly Paperin)
- 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. **242-244 N. Larchmont Blvd.:** (Sam Trude, Manny Diaz, 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.

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

타 위원회 담당 사업 *Proyectos cubiertos por otras mesas*

- A. **None at this time**

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, August 24, 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.

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**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. 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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**TRANSLATION SERVICE** – If you need translation service, please contact the GWNC Secretary at (323) 539-4962 or [info@greaterwilshire.org](mailto: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](mailto:info@greaterwilshire.org) 에 접촉하시기 바랍니다.

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**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** – The public is requested to dial \*9 (if connecting by phone) or press the “raise hand” button (if using the Zoom app), when prompted by the chairperson, to address the Board on any agenda item before the Board 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 Board’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board 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 Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the chairperson.

주민의회 회의의 공공 입력 – 이사회/위원회가 어떤 안전이라도 조치를 취하기 전에, 해당 이사회/위원회에서 이를 다루고자 한다면, 공공 참여자들은 회장의 제안에 의해서 \*9를 누르거나(전화 참여 경우) "손들기" 버튼(줌 앱 사용 경우)을 이용하시기 바랍니다. 의제에 대한 공중의 언급은 개별 안전이 심의될 경우에만 청취합니다. 이사회/위원회 행정 구역에 해당하지만 의제에 등재되지 않은 사안에 대한 공중 의견 진술은 일반 공중 언급 순서에서 청취할 것입니다. 브라운 법에 의거, 일반 공중 언급 기간 동안 제기되는 사안에 대해서는 이사회/위원회가 조치를 취할 수 없도록 되어 있다는 점을 참고하시기 바랍니다; 그러나 공공 위원이 제기한 사안은 이후 회의에서 주제가 될 수 있습니다. 의장에 의해서 혹은 이사회/위원회의 투표로 조정되지 않는 한, 공중 언급은 발언자 당 2분 이내의 시간 만 허용됩니다.

**OPINIONES DEL PÚBLICO EN LAS REUNIONES DEL CONCEJO VECINAL** – Se pide al público que marque \*9 (si se conecta por teléfono) o presione el botón de levantar la mano "raise hand" (si usa la aplicación Zoom), cuando lo indique el presidente para dirigirse a la Mesa/Comité sobre cualquier tema en la agenda antes de que la Mesa/Comité decida cualquier acción sobre ese tema. Se escucharán los comentarios del público sobre los temas de la agenda únicamente cuando se esté considerando el tema respectivo. Los comentarios del público sobre otras cuestiones que no aparezcan en la agenda que estén dentro de la jurisdicción de la Mesa/Comité se escucharán durante el periodo de Comentario público general. Por favor tenga en cuenta que en virtud de la Ley Brown, la Mesa/Comité no puede actuar en una cuestión que se lleve a su atención durante el periodo de Comentario público general; sin embargo, la cuestión presentada por un miembro del público podría transformarse en el asunto de una futura reunión. El comentario público se limita a dos minutos por orador, a menos que el presidente o una votación de la Mesa/Comité decidan otra cosa.

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GWNC agendas are posted for public review in the following locations:

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*Las agendas de GWNC se colocan para revisión pública en los siguientes lugares:*

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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** 윌셔 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
  - **Via e-mail** - subscribe at [www.greaterwilshire.org](http://www.greaterwilshire.org) 이메일 발송 구독: [www.greaterwilshire.org](http://www.greaterwilshire.org)  
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미국장애인법 – 미국장애인법 타이틀 II 해당 기관인 로스앤젤레스 시티는 장애를 근거로 차별하지 않으며, 요청이 있을 경우 프로그램, 서비스, 활동에서 평등한 참여를 보장하는 합당한 편의를 제공할 것입니다. 수어 통역사, 청취 보조 도구 또는 기타 보조 도구들과 서비스는 요구가 있을 경우 제공할 것입니다. 서비스 제공이 가능하도록 하기 위해서, 참여 의사는 적어도 회의 개최로부터 3 업무일(72시간) 이전에 다음 이메일의 주민회의 역량 강화과에 연락하여 알려주시기 바랍니다: [NCSupport@lacity.org](mailto:NCSupport@lacity.org) 또는 전화연락: (213) 978-1551.

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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](http://www.greaterwilshire.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact [info@greaterwilshire.org](mailto:info@greaterwilshire.org) or (323) 539-4962.

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**ACCESO PÚBLICO A LOS REGISTROS** – *En cumplimiento del artículo 54957.5 del Código de Gobierno, los documentos no exentos que se distribuyen a una mayoría o a todo la Mesa/Comité antes de una reunión pueden verse en nuestro sitio web en <http://www.greaterwilshire.org> o en la reunión programada. Además, si quiere una copia de algún registro relacionado con un tema de la agenda, por favor póngase en contacto con [info@greaterwilshire.org](mailto:info@greaterwilshire.org) o (323) 539-4962.*

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**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>.

재의와 불만 제기 절차 – GWNC 의 이사회 조치의 재의와 이해관계자 불만 정책 또는 기타 의회와 관련된 모든 절차 문제에 관한 정보가 필요하다면 GWNC 부칙을 참고하시기 바랍니다. 부칙은 저희 이사회 회의와 웹사이트 <http://www.greaterwilshire.org>에서 구할 수 있습니다.

**PROCESO DE RECONSIDERACIÓN Y QUEJA** – *Para información sobre el proceso de GWNC para reconsideración de una acción de la mesa, la política de queja de las partes interesadas y otros asuntos de procedimiento relacionado con este Consejo, por favor consulte los estatutos de GWNC. Los estatutos están disponibles en nuestras reuniones de la Mesa y en nuestro sitio web en <http://www.greaterwilshire.org>.*

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**AVISO A REPRESENTANTES PAGADOS** - *Si usted recibe compensación por monitorear, asistir o hablar en esta reunión, la legislación municipal exige que se registre como cabildero y reporte su actividad. Véase Código Municipal de Los Angeles, §§ 48.01 et seq. Hay más información disponible en [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). Para recibir asistencia, comuníquese con la Comisión de Ética en el (213) 978-1960 o [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).*