

CITY OF LOS ANGELES
CALIFORNIA

Greater Wilshire Neighborhood Council
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Area 4 – Fremont Place: Stephanie Lee Leonard
Area 5 – Hancock Park: Jennifer DeVore
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Area 7 – Larchmont Village: Charles D’Atri
Area 8 – Melrose: Raphie Cantor
Area 9 – Oakwood/Maplewood/St. Andrews:
Bindhu Varghese
Area 10 – Ridgewood-Wilton/St. Andrews Square:
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Area 11 – Sycamore Square: Conrad Starr
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Area 14 – Windsor Square: Gary Gilbert
Area 15 – Windsor Village: Stephanie Shim
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Renter: Hayden Ashworth
Business: John Winther
Education: Scott Appel
Religion: Benny Rosenberg
Other Nonprofit: Cindy Chvatal-Keane



GREATER WILSHIRE
NEIGHBORHOOD COUNCIL

Land Use Committee Meeting
Agenda (Virtual Meeting)

Tuesday, April 26, 2022 - 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 – Brian Curran - Area 14
Secretary – Tommy Atlee - Area 14
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

일시 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.

주민의회 체계는 모든 로스앤젤레스 시민들의 시민적 참여와, 지역 커뮤니티들에 대한 정부의 책임과 이들의 수요를 위한 목소리가 되어 봉사할 수 있게 합니다. 저희는 로스앤젤레스 시티의 선출된 자문기관으로서 저희 커뮤니티를 개선하고 정부가 저희에게 더욱 가깝게 다가오도록 하는 사명에 열중한 자원 이해관계자들로 구성되어 있습니다.

El sistema de Concejo Vecinal hace posible la participación cívica para todos los Angelinos y sirve como voz para mejorar la capacidad de respuesta del gobierno frente a las comunidades locales y sus necesidades. Somos un organismo asesor elegido de la Ciudad de Los Angeles, compuesto por voluntarios interesados dedicados a la misión de mejorar nuestras comunidades y acercar el gobierno a nosotros.

I. WELCOMING REMARKS 환영 연설 *Comentarios de bienvenida*

- A. Call to Order (Brian Curran)
- B. Roll Call (Tommy Atlee)

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

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*

(Discussion and Possible Action)

A. Review and Adoption of March 22, 2022 Minutes

B. Review of Early Planning Report for possible future action items

V. **OLD BUSINESS** 기존 사업 *Asuntos antiguos* (Discussion and Possible Action)

A. **5784 W Melrose Ave** (5788, 5788 ½, 5786 Melrose Ave): (Maria Impala, Kenneth Sanhueza) Filing date: 12/1/21. Conditional Use Permit for alcohol to allow the sale and dispensing of beer and wine for on-site consumption with ancillary off-site privileges with to-go food orders, in conjunction with an existing 1,450-sf restaurant, Ramen Melrose. The restaurant has 28 seats with proposed hours of alcohol sales from 11 am - 2 am daily. Case no: ZA-2021-9831-CUB. Zoning: C2-1. Area 5: Hancock Park and Area 7: Larchmont Village.

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

[Note: Items in italics below were unconfirmed at publication and may be postponed until a later date.]

A. **975, 977, 981, 987 S Manhattan Pl**: (Jonathan Yang) Filing date: 11/10/21. Replace vacant parking lot with a 6-story, 120-unit multi-family residential building, over 1-story parking garage and two levels of subterranean parking (7-stories total). Amenities include fitness center, pool deck, club room, and roof deck. Case no: DIR-2021-9356-TOC-SPR-HCA, ENV-2021-9357-EAF. Zoning: R4-1. TOC: Tier 3. Area 3: Country Club Heights.

B. **Restaurant Beverage Program**: The RBP is an administrative review process available for qualifying sit-down restaurants requesting to serve alcoholic beverages. The RBP eliminates the need to obtain a Conditional Use Permit, which significantly shortens the processing time and lowers the cost of obtaining the City’s approval. To apply, restaurants must be located in a qualifying geographic area of the city and must comply with a set of 50+ standards. While the ordinance went into effect on March 31, applications for the program will not be accepted until the City Council designates the geographic areas where RBP will be available. City Planning will continue to provide updates as parts of the City become eligible to apply for the program.

1. **Alcohol Sensitive Use Zone**: In the CR, C1, C1.5, C2, C4, C5, CM, M1, M2, and M3 Zones, the sale or dispensing of alcoholic beverages for consumption on the premises shall be allowed administratively for one year without obtaining a conditional use approval as otherwise required, if all of the requirements and standards are met. Upon the completion of the one year provisional period, a review shall be completed and a determination shall be made if the sale or dispensing of alcoholic beverages for consumption on the premises shall be allowed to continue per the administrative clearance.

VII. REQUESTS FOR FUTURE AGENDA ITEMS

추후 가능 의제에 대한 요청 *Solicitudes de posibles temas de la agenda futura*

(Discussion and Possible Action)

- A. 6101-6117 W. Melrose Ave & 713-735 N. Seward St:** (Ann D'Amato) Filing date: 4/9/21. Demo of existing 1-story commercial building and surface parking lot, and construction of a 5-story, 74-ft tall commercial development with a total floor area of 67,889 sq ft, 168 parking spaces and 26 bicycle spaces. The Project proposes a FAR of 1.88 to 1. Case no: CPC-2021-2908-ZC-HD-ZAD-WDI-SPR, ENV-2021-2909-MND. Zoning: Melrose C4-1XL; Seward CM-1VL. TOC: not eligible. Area 8: Melrose.

Applicants have met with the Larchmont Village HOA, Hancock Park HOA, and SoHo NA. All input has been shared with the developer for consideration and action.

Public Hearing: 3/30; **CPC Hearing: Thursday, June 9.**

- B. 5001 W. Wilshire Blvd:** (Eric Shabsis) Filing date: 4/22/21. Demo of an existing 2-story 36,330 square-foot commercial development and the construction of a new 8-story 105-ft, 242 unit mixed use building. Zoning: C4-2D. Case no: DIR-2021-3326-TOC-SPR-VHCA. TOC: Tier 3. Area 6: La Brea-Hancock.

Applicants have not yet presented to the LUC, but have met with the Hancock Park HOA and La Brea Hancock HOA (as of 3/11/22). They intend to work out some of the issues raised at those meetings and go back to the HOAs with their response.

- C. 6535 W. Melrose Ave, Ste 102:** (Terri Dickerhoff) Filing date: 3/9/22. CUP to allow the on-site sale of full alcohol in conjunction with a 2,605 sf. full service restaurant (Sushi Palace) in a new mixed use building, with 56 indoor and 28 outdoor seats. Hours of operation will be 7 am-2 am indoor, outdoor until 11 pm, daily. Zoning: [Q] C2-1VL-SN. Case no: ZA-2022-1671-CUB, ENV-2022-1672-CE. Area 8: Melrose.

Applicants presented to the LUC on 2/22/22 and agreed to meet with the Hancock Park HOA and SoHo NA.

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

타 위원회 담당 사업 *Proyectos cubiertos por otras mesas*

- A. 543 N Wilcox Ave** (Hancock Park HPOZ): 1,666 sf, 2-story addition to rear of existing 2-story residence. Case no: DIR-2022-1438-COA, ENV-2022-1439-CE.

- B. 4221 W Wilshire Blvd** (Park Mile): Specific plan project permit compliance review for the installation of a 20 sf. non-illuminated, single face monument sign.

IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION

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

(Discussion and Possible Action)

- A. City Building Code Fire District 1 Expansion / California Department of Forestry / Fire Protection Very High Fire Severity Zone / City High Wind Velocity Zone / Ordinance:** (Zoning Code, CF 19-0603) Motion by Bob Blumenfeld to expand Fire District 1 in the City.

- B. Senate Bill 9:** Took effect on January 1, 2022. The bill establishes a ministerial process for approving 2-unit developments and lot split parcel maps for qualifying projects located on lots zoned for single-family. City Planning, alongside LADBS and Housing Depts, has

prepared a memorandum to summarize the eligibility criteria and standards. City Planning is still working to complete the motion (CF 21-1414) that was directed by the City Council, and will start making presentations on the bill in May.

X. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

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

(Discussion and Possible Action)

- A. **Next GWNC Land Use Committee Meeting** will be held at 6:30 pm on Tuesday, May 24, 2022, via Zoom.
- B. **Training reminders** for land use will be sent out to several members of the LUC.

XI. ADJOURNMENT 조정 *Postergación*

VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION – In conformity with the September 16, 2021 enactment of California Assembly Bill 361 and due to concerns over COVID-19, this Greater Wilshire Neighborhood Council meeting will be conducted entirely with a call-in option or internet-based service option. 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. Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Greater Wilshire Neighborhood Council’s control, the meeting must be recessed or adjourned.

공공 참여를 위한 가상회의 전화번호 – 2021 년 9 월 16 일 캘리포니아 총회 법안 제정 361 에 부합합니다 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. 공개 논평은 회의 전에 제출할 필요가 없으며 실시간 공개 논평만 필요합니다. 공중이 회의를 참관하거나 청취할 수 없는 방송 중단이 있는 경우 회의를 휴회 또는 폐회해야 합니다. 대중 구성원이 이웃 의회가 통제할 수 있는 문제로 인해 대중의 의견을 제시하거나 의견을 들을 수 없는 경우 회의를 휴회하거나 연기해야 합니다.

NÚMERO DE LA REUNIÓN VIRTUAL POR TELECONFERENCIA PARA PARTICIPACIÓN DEL PÚBLICO – De conformidad con la promulgación del 16 de septiembre de 2021 del Proyecto de Ley 361 de la Asamblea de California 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. No se puede solicitar que los comentarios públicos se envíen antes de la reunión, solo se requieren comentarios públicos en tiempo real. Si hay alguna interrupción en la transmisión que impida que el público observe o escuche la reunión, la reunión debe interrumpirse o levantarse. Si los miembros del público no pueden brindar comentarios públicos o ser escuchados debido a problemas dentro del control del Concejo Vecinal, la reunión debe interrumpirse o levantarse.

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.

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 안건이라도 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 안건이 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.*

PUBLIC POSTING OF AGENDAS 의제의 공공 게시 *DIVULGACIÓN PÚBLICA DE AGENDAS*

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

GWNC 의제는 공적으로 검토할 수 있도록 다음 장소에 게시합니다:

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

- **Our website** 저희 웹사이트 *Nuestro sitio web* (<http://www.greaterwilshire.org>)
- **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>)
- [NextDoor.com](http://www.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*
- **Via e-mail** - subscribe at www.greaterwilshire.org 이메일 발송 구독: www.greaterwilshire.org
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THE AMERICANS WITH DISABILITIES ACT – As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters

assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment by email: NCsupport@lacity.org or phone: (213) 978-1551.

미국장애인법 – 미국장애인법 타이틀 II 해당 기관인 로스앤젤레스 시는 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 역량강화과에 연락하여 알려주시기 바랍니다: NCsupport@lacity.org 또는 전화연락: (213) 978-1551.

LEY DE ESTADOUNIDENSES CON DISCAPACIDADES – Como organismo cubierto por el Título II de la Ley de estadounidenses con discapacidades, la Ciudad de Los Ángeles no discrimina por motivos de discapacidad y, previa petición, proporcionará una adaptación razonable para asegurar el acceso equitativo a sus programas, servicios y actividades. Se proporcionarán intérpretes del lenguaje de señas, dispositivos de audición u otras ayudas o servicios auxiliares previa solicitud. Para asegurar la disponibilidad de servicios, haga su solicitud al menos 3 días hábiles (72 horas) antes de su reunión si desea asistir comunicándose con el Departamento de empoderamiento vecinal (Department of Neighborhood Empowerment) por correo electrónico: NCsupport@lacity.org o por teléfono: (213) 978-1551.

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 record related to an item on the agenda, please contact info@greaterwilshire.org or (323) 539-4962.

기록의 공적 접근 – 정부 코드 섹션 54957.5을 준수하여, 회의 이전에 모든 이사회/위원회 구성원 다수에게 예외없이 배포되는 문서는 <http://www.greaterwilshire.org>에서, 혹은 예정된 회의에서 열람할 수 있을 것입니다. 또한 의제에 있는 어떠한 안건이라도 사본이 필요하다면 info@greaterwilshire.org 또는 (323) 539-4962에 연락하세요.

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 o (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>.

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>.

NOTICE TO PAID REPRESENTATIVES - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq.

More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

유급 대리인에 대한 통지 – 귀하가 이 회의를 모니터, 출석, 혹은 발언하는데 대한 보상을 받는다면 시티 법은 귀하가 로비스트로 등록하여 활동을 보고하도록 요청합니다. 로스앤젤레스 자치도시법 코드 §§ 48.01 등을 참조하세요. 추가 정보가 필요하다면 ethics.lacity.org/lobbying에서 구할 수 있습니다. 도움이 필요하다면 윤리위원회 연락처 (213) 978-1960 또는 ethics.commission@lacity.org 에 접촉하세요

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