



Greater Wilshire Neighborhood Council
General Board Meeting April 12, 2017
Approved by the Board on May 10, 2017

I. WELCOMING REMARKS (Owen Smith)

A. Call to order (Owen Smith – President)

A duly noticed Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Board of Directors was held on Wednesday, April 12, 2017, at the Ebell of Los Angeles, 743 S. Lucerne Blvd., Los Angeles. President Owen Smith called the meeting to order at 7:05 p. m.

B. Flag Salute (Frances McFall). The Pledge of Allegiance was led by Frances McFall.

C. Roll Call (Joe Hoffman – Secretary)

Secretary Joseph Hoffman called the roll. Sixteen of the 21 Board Members or their Alternates were present at the Roll Call: Colette Amin (Alternate for Tucker Carney), Patricia Carroll (Treasurer), Jennifer DeVore (Alternate for James Wolf, Vice-President), Michael Genewick, Karen Gilman, John Gresham, Joseph Hoffman (Secretary), Bradley Jewett (Alternate for Barbara Savage), Nancy Kim, Frances McFall, Jeff McManus (Alternate for Philip Farha), Caroline Moser, Nathalie Rosen (Alternate for Julie Stromberg), Owen Smith (President), John Winther and Greg Wittmann. Jeffrey Carpenter, Charles D’Atri and Bobbie Kumetz arrived later. Scott Appel and Steven Senigram were absent and not represented by an Alternate. The GWNC quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is 3/5 of the 21 currently filled Board Seats, or 13 Members (see <https://lacity.quickbase.com/db/bj3apxsp3?a=q&qid=32&qskip=0&qrppg=1000&dlta=su46~>), so the Board could take such votes. All 21 of the 21 Board Seats were filled (by election or appointment). Two Alternate Seats were vacant [Education, and Religion; to apply see www.GWNC.org.] Also attended: approximately 20 Stakeholders and guests.

Board Members Charles D’Atri and Jeffrey Carpenter arrived at this time (7:10), making 18 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13).

II. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS (Representatives from government offices and community-based organizations).

A. CD4 Update (Catherine Landers)

Catherine Landers, Senior Deputy for L.A. City District Four Councilman David Ryu (213-473-7004; Catherine.Landers@LACity.org; <http://CD4.LACity.org>), reported that they have been meeting with neighborhood groups about issues.

B. CD5 Update (Robert Oliver)

Robert Oliver, Field Deputy for L.A. City District Five Councilman Paul Koretz (323.866.1828; Robert.Oliver@LACity.org; <http://CD5.LACity.org>), reported that he is “taking over for John” Darnell.

C. LAPD Senior Lead Officers / CPAB (Frank Rosato)

Dave Cordova, LAPD Wilshire Division Senior Lead Officer (office 213.473.0476; mobile/text phone 213-793-0650; 31646@LAPD.LACity.org; www.LAPDWilshire.com), reported that “we’re doing good”; violent crime is down 3.8%, though property crime is up 5.8%. Frank Rosato, Co-Chair, LAPD Wilshire Division CPAB (Community Police Advisory Board) (<http://www.lapdwilshire.com/community-police-advisory-board.html>), reported that the CPAB meets on third Thursdays; all are invited.

D. Metro

No representative was present; there was no report.

E. Other local government representatives

There were no other reports at this time.

III. CITY BUDGET and NC BUDGET ADVOCATES (Discussion and possible Board action) (Jack Humphreville)

A. DWP Report

Mr. Humphreville reported that an updated Memorandum of Understanding was approved and that “it’s been a great benefit.”

Board Member Tucker Carney arrived at this time, replacing his alternate Colette Amin, keeping 18 Board Members (or their Alternate(s) present (the GWNC quorum at this Meeting was 13).

B. Budget Advocate Report

MOTION (by Mr. Hoffman, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council supports the work of the Neighborhood Council Budget Advocates and their White Paper dated March 8, 2017 and approve the CIS statement for the City Council File #1706-00.

MOTION PASSED by a hand vote with 15 in favor; zero opposed; two abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes). [The President did not vote.]

C. LANCC Report

Proposed motion regarding the distribution of Measure M Local Return funds (CF 16-0187, CF 17-0166): The Greater Wilshire Neighborhood Council [see the below Motion]. Copies of the Motion were distributed. Mr. Humphreville and Mr. Hoffman reported on the above from the Los Angeles Neighborhood Councils Coalition [LANCC@EmpowerLA.org; www.LANCC.org].

MOTION (by Mr. Hoffman, seconded by Mr. D’Atri): The Greater Wilshire Neighborhood Council opposes any proposal by the Mayor or the City Council to close

part of the City's \$250 million budget gap for next year by using an estimated \$50-60 million of Local Return money from Measure M, the permanent half cent increase in our sales tax that was approved by 71% of voters in November 2016. We urge that the funds be evenly distributed between the 15 Council Districts. We urge that Measure M Local Return Funds be used to supplement city budget funding, whether it is for the repair of our streets and sidewalks (as was promised in the campaign ads for Measure M) or other important issues related to our streets and sidewalks. We believe that Neighborhood Councils should have an active role in the decisions of how these funds will be spent. **MOTION PASSED** by a hand vote with 13 in favor; zero opposed; three abstained (the GWNC counts abstentions as neither "yes" votes or "no" votes).

IV. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

- A. Larry Kohn, long-time resident, believed that some neighbors are abusing the privilege of renting their homes for filming. He said the Municipal Code says filming shall be "infrequent" and cause "a minimum of interference," which is not the case; "film crews are there all the time." The Larchmont Village Neighborhood Association passed a resolution, but the problem continues. He described illegal and nuisance behaviors by film crew members and security personnel and their visitors. It was recommended to contact the GWNC Film Liaisons.
- B. Also, Robert Lee Ahn, Congressional Candidate, introduced himself.

Board Member Bobbie Kumetz arrived at this time (7:37), making 19 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13).

V. ADMINISTRATIVE ITEMS (Discussion and Board Action)

- A. Review and adoption of March 8, 2017 Minutes (Joe Hoffman).
[*This Agenda Item was addressed after Item #XIV. A.*]

MOTION (by Mr. Hoffman, seconded by Mr. D'Atri): The Greater Wilshire Neighborhood Council approves the Minutes of its March 8, 2017 General Meeting as written.

MOTION PASSED by a hand vote with 11 in favor; zero opposed; eight abstained (the GWNC counts abstentions as neither "yes" votes or "no" votes).

Board Member Mike Genewick left at this time, making 18 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13).

- B. Neighborhood Council Resolution on Timing of the Neighborhood Council 2020 Elections. At the March 8, 2017 meeting, the Board voted to recommend the option to "conduct 2018 Neighborhood Council elections as scheduled. Board members elected would have 3 year terms." The Board must take this action again as a role call vote.

Mr. Hoffman explained the issue. Mr. Gresham and Mr. Carney believed that Board Members' terms should not be extended an extra year. A straw (unofficial) poll of Board Members indicated that it supported option number two.

MOTION (by Mr. Hoffman, seconded by Mr. Gresham): For the next Neighborhood Council elections the Greater Wilshire Neighborhood Council supports extending the next current vote for terms up in 2018 by one year and conducting elections in 2019 [with other changes being the Bylaws amendment deadline being extended from May 1, 2018 to at least April 1, 2019.

MOTION PASSED by a roll call vote of the 18 eligible voters present with 14 in favor (“Yes” or “Aye”) (Carpenter, Carroll, Gilman, Gresham, Hoffman, Kim, Kumetz, McFall, McManus, Moser, Rosen, Smith, Winther and Wittmann); three opposed (“No” or “Nay”) (Carney, D’Atri and DeVore); one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Jewett).

VI. PRESIDENT’S REPORT

A. Alternate Board Member Vacancies. Eligible for nominations of qualified candidates, to be submitted to the Board for approval: Education, and Religion.

Mr. Smith noted the vacancies.

B. Board Member and Alternate Training Requirements. All board members and alternates must complete ethics and funding training in order to vote on funding motions before the board. The training courses and instructions can be found at

<http://empowerla.org/boardmembers/>. The following Board Members and Alternates are shown, by DONE, as NOT having completed the trainings noted below and are NOT eligible to vote on financial matters: DeVore – Ethics & Funding; Mintz – Ethics & Funding; Morgens – Ethics; Rosales – Ethics & Funding; Szentgyorgyi – Ethics & Funding; and Wittmann – Ethics.

Mr. Smith noted the above.

C. Code of Conduct Policy – All Board Members and Alternates are required to read and sign the Neighborhood Council Code of Conduct Policy (online version at

<http://empowerla.org/code-ofconduct/>) within 30 days of their election or appointment.

Members who have not yet completed the Code of Conduct include:

Mr. Smith noted the above.

D. Mr. Smith explained the history of local organizations and boundaries, saying “who we are and how we got to where we are now.”

VII. TREASURER’S REPORT (Discussion and Board Action, as noted) (Patti Carroll)

A. Approval of Monthly Expenditure Report (MER) for March 2017 (Discussion and Board action)

3/2 San Wilshire – Photocopies for meeting \$22.89

3/3 Public Storage - Storage rental \$117

3/10 San Wilshire – Photocopies for board meeting \$98.10

3/14 Larchmont Chronicle – Feb Ad \$340

3/14 Ebell – Board Meeting Rent, March Meeting \$350

3/14 Lloyd Staffing – Minutes Writer DL \$135.14

3/14 Lloyd Staffing – Minutes Writer DL \$135.14

3/30 San Wilshire – LUC meeting printouts \$34.88

Copies were distributed of and Ms. Carroll reviewed the above, the GWNC “March 2017 Monthly Expenditure Report,” the “03/01/17 – 3/31/17” UnionBank “Statement of Accounts”; and the GWNC year-to-date “Budget vs Actual as of 4/12/17.”

FUNDING MOTION (by Ms. Carroll, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council approves its Monthly Expenditure Report for March 2017.

FUNDING MOTION PASSED by a roll call vote of the 17 eligible voters present with 16 in favor (“Yes” or “Aye”) (Carney, Carpenter, Carroll, D’Atri, DeVore, Gilman, Gresham, Hoffman, Jewett, Kumetz, McFall, McManus, Moser, Rosen, Smith, Winther and); zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Kim).

B. Approval of individual expenses listed in the March 2017 MER (Discussion and Board Action). See above.

FUNDING MOTION (by Ms. Carroll, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council approves the individual expenditures it made in March 2017.

FUNDING MOTION PASSED by a roll call vote of the 17 eligible voters present with 16 in favor (“Yes” or “Aye”) (Carney, Carpenter, Carroll, D’Atri, DeVore, Gilman, Gresham, Hoffman, Jewett, Kumetz, McFall, McManus, Moser, Rosen, Smith, Winther and); zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Kim).

C. Review March 2017 Board Expenses that will show up on the April 2017 Monthly Expense Report (Discussion only no Board Action necessary)

Public storage \$117

Facebook – Measure S ad \$7.97

Lloyd Staffing TBD

Larchmont Chronicle – April ad \$340

Ebell – April Board meeting \$350

Artisanal Brewers – Homeless Count \$5

UMC - LUC – October 2016 \$150

UMC - LUC – November 2016 \$150

UMC LUC – January 2017 \$150

Village Mail Call for Mail box (annual rental) \$400

Ms. Carroll noted the above.

D. Pre-Approval of Upcoming Board Expenses (Discussion and Board Action). Media Temple (web/email hosting – annual renewal) \$240

FUNDING MOTION (by Ms. Carroll, seconded by Mr. D’Atri): The Greater Wilshire Neighborhood Council pre-approves the upcoming expenses indicated by its Treasurer.

DISCUSSION: Ms. Carroll said ‘it’s \$40 over what we planned on.’”

FUNDING MOTION PASSED by a roll call vote of the 17 eligible voters present with 16 in favor (“Yes” or “Aye”) (Carney, Carpenter, Carroll, D’Atri, DeVore, Gilman, Gresham, Hoffman, Jewett, Kumetz, McFall, McManus, Moser, Rosen, Smith, Winther and); zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Kim).

- E. Review and update of General Treasury information and DONE update.
Ms. Carroll noted an April 13th Treasurer’s training.

VIII. OUTREACH COMMITTEE (Discussion and Possible Board Action as noted) (Joe Hoffman)

Mr. Hoffman reported on work with the Neighborhood Councils Preparedness Alliance on a pilot program using the Map Your Neighborhood program “to get each person prepared for potential disasters . . . to get people to . . . introduce themselves to their neighbors.”

- A. Update on the April 1, 2017 meeting.
Mr. Hoffman noted the above.
- B. Citizen Recognition Awards
Mr. Hoffman encouraged nominations.
- C. Next Outreach Committee meeting: May 6, 2017 at 9am at Bricks and Scones Café, 403 N. Larchmont Blvd.
Mr. Hoffman noted the above.

IX. TRANSPORTATION COMMITTEE (Julie Stromberg)

- A. Report on the April 3, 2017 meeting.
Ms. Stromberg was not present; there was no report.
- B. The Next Transportation Committee Meeting: Monday, June 19, 2017, 7:00 p.m., at Marlborough School.
Mr. Hoffman noted the above.

X. SUSTAINABILITY COMMITTEE (Julie Stromberg, Barbara Savage)

- A. Report on the March 14, 2017 meeting: The committee voted to put together a GWNC Sustainability team for the March for Science on April 22, 2017 in Pershing Square.
Ms. Stromberg was not present; there was no report.
- B. Next Sustainability Committee meeting: Tuesday, June 13, 2017, 7:00 p.m., at Marlborough School.
Mr. Hoffman noted the above.

XI. NEW BUSINESS (matters not previously identified for future consideration and action)
There was no new business at this time.

XII. LAND USE COMMITTEE (Jim Wolf)

[The following sub-section first paragraphs are copied from the Agenda.]

A. 5820 W. Melrose Ave - (Discussion and Possible Action). A conditional use permit to allow the sale and dispensing of a full-line of alcoholic beverages in conjunction with a 3,946 square feet restaurant, with 60 indoor and 24 outdoor seating, with proposed hours of operation from 10:00am to 2:00am, daily, in the C2-1 zone. Also, to permit the deviation from the commercial corner development provisions to allow the operations of an existing restaurant from 10:00 a.m. to 2:00 a.m. daily, in lieu of the maximum of 7:00am. To 11:00pm., daily otherwise permitted in the C2-1 zone. ZA-2016-4900-CUB, ENV-2016-4901-CE. April 6, 2017 Hearing. LUC voted 10 yes, 0 no, 1 abstained to oppose the CUB as presented unless modified. Proposed motion: That the Greater Wilshire Neighborhood Council [see the below Motion].

MOTION (by Mr. Hoffman, seconded by Mr. D’Atri): The Greater Wilshire Neighborhood Council opposes the application for a CUB for 5820 W. Melrose Ave unless it was modified to include the sale of beer and wine only and the hours of operation not exceed those of the current C2-1 zone.

MOTION PASSED unanimously by a hand vote with 17 in favor; zero opposed; zero abstained.

B. 800 S. La Brea Ave - (Discussion and Possible Action). Pursuant to section 12.24.w.1 conditional use permit (CUP) to allow the on-site sale of a full line of alcoholic beverages in conjunction with the operation of a multiple restaurant venue market hall and microbrewery. No addition in floor area is proposed. The proposed hours of operation are from 7am- 12am on Sunday-Wednesday and 7am-2am on Thursday, Friday and Saturday. The 12,724, sq. ft. space will include approximately 1,795 sq. ft. of restaurant and microbrewery operations, 2,625 sq. ft. of microbrewery equipment, 1,822 sq. ft. of retail, and 1,057 sq. ft. of support areas including trash, restrooms, and electrical, and 5,425 sq. ft. of common seating area. There are 199 seats proposed in the common seating areas. Expedited Case ZA-2017-30-CUB. LUC voted 10 yes, 0 no, 1 abstained to support the CUB as presented. Proposed motion: That the Greater Wilshire Neighborhood Council [see the below Motion].

MOTION (by Mr. Hoffman, seconded by Mr. D’Atri): The Greater Wilshire Neighborhood Council support the application for a CUP (ZA-2017-30-CUB) for the on-site sale of a full line of alcohol and on-site beer manufacturing for a 199 seat restaurant at 800 S. La Brea Ave with proposed hours of operation from 9am-12am on Sunday-Wednesday and 9am-2am on Thursday, Friday and Saturday, and including the conditions approved by the Sycamore Square Neighborhood Association’s Resolution dated March 30, 2017.

DISCUSSION: Mr. Gresham said “the neighborhood supports the project.” Stakeholder Elizabeth Fuller noted that the Land Use Committee Motion included Sycamore Square Neighborhood Association recommendations and conditions. Approval be supported with the inclusion of the conditions negotiated with the SSNA

AMENDMENT to the MOTION (by Mr. Hoffman, seconded by Mr. Gresham, accepted by Mr. D’Atri): The Greater Wilshire Neighborhood Council includes the following in the

amended Motion: “As presented with the conditions negotiated with SSNA ***THE ORIGINAL MOTION ALREADY MENTIONED SSNA CONDITIONS.***”]

AMENDMENT to the MOTION PASSED unanimously by a hand vote with 17 in favor; zero opposed; zero abstained.

AMENDED MOTION PASSED unanimously by a hand vote with 17 in favor; zero opposed; zero abstained.

- C. 600 S. La Brea Ave. - (Discussion and Possible Action). First floor change of use to restaurant with on-site sale of alcohol and microbrewery as part of a T/I for a new restaurant with outdoor patio dining area. The applicant is requesting the on-site sale of a full line of alcoholic beverages and on-site beer manufacturing (Microbrewery). ZA-2017-0113-ZV-CUB. LUC voted 11 yes, 0 no, 1 abstained to support the CUB as presented. Proposed motion: That the Greater Wilshire Neighborhood Council [see the below Motion].

Copies were distributed of a “Fact Sheet.”

MOTION (by Mr. Hoffman, seconded by Mr. Winther): The Greater Wilshire Neighborhood Council support the application for a CUP (ZA-2017-113-ZV-CUB) at 600 S. La Brea Ave. for the on-site sale of a full line of alcohol and onsite beer manufacturing at a new 4,736 square-foot restaurant with 168 interior seats and 1,170 square-foot outdoor patio dining area with 88 seats, for a total of 5,906 sq. ft. and 256 seats, with hours of operation from 11:00 am – 12:00 am Monday through Wednesday, 11:00 am – 1:00 am Thursday and Friday, 7:00 am – 1:00 am on Saturday and 7:00 am – 12:00 am on Sunday. Closing hours on the patio are to be 11:00 am Sunday through Wednesday and 12:00 am Thursday through Saturday.

DISCUSSION: Homeowners Bill Funderburk noted that “20 neighbors opposed this Permit unless certain conditions are adhered to.” Mr. Jewett further explained La Brea-Hancock Park Homeowners Association (LBHPHA) concerns, especially regarding hours of operation.

MOTION PASSED by a hand vote; zero opposed; zero abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes).

AMENDMENT to the MOTION (by Mr. D’Atri, seconded by Mr. Jewett, accepted by Mr. Hoffman and Mr. Winther): The Greater Wilshire Neighborhood Council replaces the original Motion wording regarding the hours of operation with the following wording: “with hours of operation as requested by the La Brea-Hancock Park Homeowners Association: opening Thursdays-Sundays at 7:00 a.m. and Mondays-Wednesdays at 11:00 a.m.; closing Sundays-Wednesdays at 11:30 p.m. and Thursdays-Saturdays at 12:00 a.m.” Also, the GWNC adds the following wording: “Closing hours on the patio would be one hour before the restaurant closes. A sound barrier would be constructed along the west end of the outdoor patio.”

Board Member Frances McFall left at this time (8:33), making 16 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13).

DISCUSSION: Project representative Margaret Taylor described outreach work and meetings presentations. Robert Eisele, Co-Vice-President of the LBHPHA, indicated there was a “unanimous vote of the Board” and “a lot of citizen input” and is asking for similar hours restrictions as the La Brea Bakery.

AMENDMENT to the MOTION PASSED by a hand vote with 10 in favor; one opposed; five abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes).

AMENDED MOTION PASSED by a hand vote with 10 in favor; zero opposed; six abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes).

- D. 850 S. La Brea Ave. Demolition of existing commercial retail center and new construction of a mixed used building consisting of 40 residential units over approximately 4,000 sf of retail space on the ground floor. Housing data: 30 base units, 36 market rate, 4 very low income (11% set aside), and 33.33% density bonus requested. Residential units are built in 4 floors over approximately 4,000 sf of commercial space on the ground floor. Two levels of sub garage included and two on-menu incentives for far increase to 3:1 and 20% open space reduction. DIR-2016-4543-DB. LUC asked applicant to return with the project architect for further consultation.

Stakeholder Elizabeth Fuller reported that a “determination was made April 4th” and that density bonus applications are “handled differently.” The appeal deadline was before the next Land Use Committee meeting.

MOTION (by Ms. Moser, seconded by Mr. Winther): The Greater Wilshire Neighborhood Council will write a letter reiterating that it did not take action on the project at 850 S. La Brea Ave. because it was led to believe that the applicant would return to the GWNC to discuss the project.

MOTION PASSED unanimously by a hand vote; zero opposed; zero abstained.

- E. 743 S. Gramercy Drive - (Discussion and Possible Action). Applicant requests a 35% density bonus with 2 on-menu incentives to construct 15,390 sf, 75'6" in height, 21-unit, 6 story residential apartments over one level used for automated parking, lobby, and community space and two levels of subterranean parking. Of the 21 units, 18 will be market rate and 3 units (20%) set aside for low income. Two on-menu incentives requested are: (1) side yard reduction to 8' in lieu of required 10' (2) FAR increase from allowed 3:1 to 4:05:1. Priority housing project. DIR-2016-3615-DB. LUC voted 8 yes 0 no to oppose the project due to non-appearance by the applicant. Proposed motion: That the Greater Wilshire Neighborhood Council [see the below Motion].

MOTION (by Mr. Hoffman, seconded by Mr. D’Atri): The Greater Wilshire Neighborhood Council opposes the application for 743 S. Gramercy Drive until presented by the applicant.

MOTION PASSED unanimously by a hand vote; zero opposed; zero abstained.

- F. 5200 Wilshire Blvd. - (Discussion and Possible Action). Plan approval application under case No. CPC-2008-9909-GPA-VZC-HD-BL-CUB-ZAA-SPR-CDO to allow the sale of a full line of alcoholic beverages for off-site consumption and occasional on-site tastings at a BevMo! store. LUC voted 11 yes, 0 no, 1 abstained to support the CUB as presented. Proposed motion: That the Greater Wilshire Neighborhood Council [see the below Motion].

DISCUSSION: Greg Endom, BevMo! Representative, spoke.

MOTION (by Mr. Hoffman, seconded by Ms. Carroll): The Greater Wilshire Neighborhood Council supports the application to allow the sale of a full line of alcoholic beverages for off-site consumption and occasional on-site tastings at a BevMo store at 5200 Wilshire Blvd.

MOTION PASSED by a hand vote with 14 in favor; zero opposed; two abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes).

- G. 3977 W. 6th Street - (Discussion and Possible Action). Application for the sale and dispensing of Beer and Wine w/hours of 10:00am – 12:00am instead of the 7:00 am to 11:00pm currently in place for the area. ZA-2016 4579-CUB. LUC voted 11 yes, 0 no, 1 abstained to support the CUB as presented. Proposed motion: That the Greater Wilshire Neighborhood Council [see the below Motion].

MOTION (by Mr. Hoffman, seconded by Mr. Carpenter): The Greater Wilshire Neighborhood Council supports the application to allow the sale and dispensing of beer and wine w/hours of 10:00am – 12:00am for the restaurant at 3977 W. 6th Street.

MOTION PASSED by a hand vote with 13 in favor; one opposed; two abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes).

- H. 838 N. Mansfield Ave. Application to Convert an existing 5 Unit apartment building, built in 1977, to condos. Request for a zoning administrator's adjustment to allow a reduced front yard setback of 10-feet in lieu of the required 15-feet. ZA-20170052-ZV-ZAA, ENV-2017-2954-CE, 20102953-PMLA-CC. LUC tabled until the next meeting.

Mr. Hoffman reported that this was “held over due to a technical question.”

- I. 141 N. Western Ave. - (Discussion and Possible Action). Application for a CUB to allow the sale and dispensing of Beer and Wine for on and off-site consumption in conjunction with a 1400 SF restaurant Hours 10:00 am to 12:00 am. ZA-20164757- CUB, ENV-2016-4758-CE. LUC voted 12 yes, 0 no, 0 abstained to oppose the application due to nonappearance by the applicant. Proposed motion: That the Greater Wilshire Neighborhood Council [see the below Motion].

MOTION (by Mr. Hoffman, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council opposes the application for 141 N. Western Ave. until presented by the applicant.

MOTION PASSED unanimously by a hand vote; zero opposed; zero abstained.

- J. 545 S. Gramercy Place - (Discussion and Possible Action). Application for zone variance to convert first floor to Office space and second floor to Residential space. ZA-2016 4911-ZV, ENV-2016-4912-EAF. LUC voted 9 yes, 2 no, 1 abstained to support the variance as presented. Proposed motion: That the Greater Wilshire Neighborhood Council [see the below Motion].

MOTION (by Mr. Hoffman, seconded by Ms. Carroll): The Greater Wilshire Neighborhood Council supports the application for a zone variance for proposed office use on the first floor of a two-story residential building at 545 S. Gramercy Place.

DISCUSSION: Next-door neighbor Terry Sorenson said “for the last few it’s been . . . crazy business” out of the home. He believed the owner is not living on the second floor and is renting the upstairs to multiple tenants, and has an over-height fence. He said “it’s like an office building” since the owners got it in 2013 and that L.A. City “Building and Safety did an investigation.” There was discussion of what the Board could and should do.

MOTION FAILED by a hand vote with zero in favor; 15 opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes).

- K. 4907 W. Rosewood Ave. (Discussion and Possible Action). Demolition of 2 existing single family dwellings and will export 6,200 Cu. Yd. for the construction of a 25-unit apartment building – 4-story over basement garage. 35% Density Bonus, setting aside 2 very low income units (11%) of base Density of 18, asking for 2 on-menu incentives (a) 35% increase in FAR and (b) increase in Allowable Height. H=56ft., opting for Parking coupled with Bike Parking reduction providing 46 parking spaces. DIR-2016-4774-DB. LUC voted 12 yes, 0 no, 0 abstained to oppose the application due to non-appearance by the applicant. Proposed motion: That the Greater Wilshire Neighborhood Council [see the below Motion].

MOTION (by Mr. Hoffman, seconded by Mr. Jewett): The Greater Wilshire Neighborhood Council opposes the application for 4907 W. Rosewood Ave. until presented by the applicant.

MOTION PASSED unanimously by a hand vote; zero opposed; zero abstained.

- L. Next Land Use Committee meeting: April 25, 2017 at 6:30 pm.
The above was noted.

M. Possible agenda items for upcoming meetings:

- i. 950 S. St. Andrews Place (Joseph Pascoquin) Application for the legalization of 1 Unit totaling 29 from the approved 28. ZA-2017-608-ZV, ZA-2017-609-EAF.
- ii. 3607 W. Olympic Blvd. - (Lazlo Faerstain) Application for a Tentative Tract Map to build a 6-unit Small Lot Subdivision project. Applicant came to March meeting but was not prepared to present. He has requested to come in January 2017.
- iii. 612 S. Norton and 4055 W. Wilshire Blvd. - Updates on plans for townhouses and condominiums.
- iv. 500 S. Manhattan Place - Demolish existing 4 units and Develop a 5-story 32-unit apartment complex with 4-stories of residential over one grade level parking structure, an application for Density Bonus with incentives for reduced side yard setbacks and rear yard setbacks. 35% Density Bonus with 3 on menu incentives for reduced side yards and rear yard with four (4) affordable units. ZA-2017-0052-ZV-ZAA.

Mr. Hoffman noted the above.

XIII. AD HOC NEIGHBORHOOD PURPOSE GRANTS COMMITTEE (Discussion and Board Action)

A. Updates (Julie Stromberg)

Ms. Gilman reported that “we’ve only gotten one application.”

XIV. BOARD MEMBER COMMENTS/ANNOUNCEMENTS/LIAISON REPORTS

A. Congress of Neighborhoods (Colette Amin). Congress Planning Committee Mixer at the Hollywood Constituent Center, 6501 Fountain Avenue, Los Angeles, CA 90028 on Sunday, April 23, 2017 at 1:00PM (Refreshments)

Ms. Amin reported that EmpowerLA programs, that have ideas for Neighborhood Council action, are available.

XV. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

Next meeting - Wednesday, May 10, 2017, 7:00 p.m.

There were no requests or Motions at this time.

Mr. Smith declared the Meeting **ADJOURNED** at 9:16 p.m.

Respectfully submitted,

David Levin, Minutes Writer

The first paragraph of some Items, Motions/Resolutions and other wording may have been copied from the Agenda. Edited by GWNC. The GWNC Minutes page is

<http://www.greaterwilshire.org/site/site/?q=node/581>.