



Greater Wilshire Neighborhood Council
General Board Meeting June 13, 2018
Approved by the Board on July 13, 2018

I. WELCOMING REMARKS

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, June 13, 2018, at the Ebelle of Los Angeles, 743 S. Lucerne Blvd., Los Angeles, CA 90005. President Smith called the meeting to order at 7:03 p. m.

B. Flag Salute (Frances McFall)

The Pledge of Allegiance was led by Frances McFall.

C. Roll Call (Joe Hoffman – Secretary)

The Secretary called the roll. Fourteen of the 21 Board Members or their Alternates were present at the Roll Call: Colette Amin (Alternate for Tucker Carney), Jeffry Carpenter, Patricia Carroll (Treasurer), Jennifer DeVore (Alternate for James Wolf, Vice-President), John Gresham, Joseph Hoffman (Secretary), Max Kirkham, Frances McFall, Caroline Moser, Tammy Rosato (Alternate for Bradley Jewett), Owen Smith (President), Julie Stromberg, John Winther and Greg Wittmann. Charles D’Atri, Philip Farha, Karen Gilman and Bobbie Kumetz arrived later. Scott Appel, Michael Genewick 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 filled Seats, or 13 Members (see the Bylaws at <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). No Board Seat(s) was/ere vacant. Four Alternate Seats were vacant [Area 3 – Country Club Heights; Business; Education; and Religion; to apply see www.GreaterWilshire.org]. Also attended: approximately 15 Stakeholders and guests.

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

A. CD4 Update (Rob Fisher)

Rob Fisher, Deputy for L.A. City District Four Councilman David Ryu (323-957-6415; Rob.Fisher@LACity.org; <http://CD4.LACity.org>), could not attend and there was no report at this time.

B. CD5 Update (Robert Oliver)

[*This Agenda Item was addressed after Item #III.*] Robert Oliver, Field Deputy for L.A. City District Five Councilman Paul Koretz (323-866-1828; Robert.Oliver@LACity.org; www.lacity.org/council/cd5), reported that one speed hump each would be installed by

June 30th on Windsor and Plymouth between Beverly and First. Urban Forestry Dept. tree trimming started June 11th around North Arden and Lucerne; notices were being sent to property owners. They are working to develop a comprehensive tree maintenance plan. The DWP lawn rebate program re-started; see [https://www.ladwp.com/ladwp/faces/wcnav_externalId/a-w-Indscap?_afLoop=624161740610062#%40%3F_afLoop%3D624161740610062%26_adf.ctrl-state%3D12jewxpq6v_54]. Old news racks were removed from Larchmont Blvd.

C. LAPD Senior Lead Officers

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 in 2017 there were 52 illegal marijuana dispensaries in the area; there are 17 now.

Board Member Charles D’Atri arrived at this time (7:10), making 15 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13).

Officer Cordova confirmed that vehicles’ tinted windows are “an infraction.”

Board Member Bobbie Kumetz arrived at this time (7:11), making 16 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13).

Officer Cordova said “the number one call” he gets regarding quality of life issues are for homeless people sleeping in public right-of-ways such as sidewalks.

Board Member Karen Gilman arrived at this time (7:15), making 17 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13).

D. Metro (Ned Racine)

Ned Racine, Metro Senior Construction Relations Officer (cell 213.479.7884, RacineN@metro.net; 24-hour information 213.922.6934; Bus Rapid Transit 24-hour hotline 213.922.2500+1; PurpleLineExt@metro.net; www.facebook.com/PurpleLineExt; www.Twitter.com/PurpleLineExt; www.metro.net/PurpleLineExt), could not attend and there was no report at this time.

E. Department Of Neighborhood Empowerment (John Darnell)

John Darnell, Neighborhood Council Advocate, L.A. Dept. of Neighborhood Empowerment (DONE) (213-978-1551; John.Darnell@LACity.org; www.EmpowerLA.org), reported on a June 26th outreach forum. The Mayor was requesting that NCs each appoint a Resiliency Representative and there will be a Resiliency Town Hall regarding emergency preparedness and more. The annual NC budget will be \$42,000 again.

F. Other local government representatives

Ms. Amin reported that the annual NCs Congress Planning Committee is requesting workshop ideas. Also, the long-time “Yoga in the Park” teacher Jess Carter will be leaving in August. Alejandro Doble-Gonzalez, Community and Policy Associate for LA-MAS (323-392-7951; Alejandro@mas.la; www.mas.la), reminded that the Great Streets program includes Western Ave. from Third to Melrose.

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

A. DWP Report

Mr. Humphreville reported that the committee appointing the Ratepayers Advocate has information at <http://opasc.lacity.org>. The City's 100% Renewables goal probably will cost more than \$20 billion. The City's One Water 2040 Plan probably will cost around \$15 billion. There has been very little discussion of the impact on ratepayers.

Board Member Tucker Carney replaced Alternate Colette Amin at this time; there remained 17 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13).

B. Budget Advocate Report. Budget Day is June 23, 2018 and Jack Humphreville has expressed his wish to continue as Representative for the GWNC. Representatives act as liaisons between the Budget Advocates and the Neighborhood Councils that they represent. Proposed Motion: That the Greater Wilshire NC Board continue Jack Humphreville as their Budget Representative.

Mr. Humphreville reported that AEG made a \$1.25 billion offer to expand the Convention Center and build an adjacent 850 room convention hotel to be completed by the end of 2021. May 19th the Budget Advocates [www.ncbala.com] presented 10 recommendations to the City Council, which had no questions. The Mayor approved the Fiscal Year 2018-2019 Budget beginning July 1st; however, the Budget does not reflect the estimated \$40 million raise for the City's civilian employees and it relies on yet-to-be-approved increased Street Damage Restoration Fees of \$62 million that target the Department of Water and Power. There is also \$13 million in controversial billboard revenues. Mr. Humphreville projects that the budget is \$250 million in the hole, which does not reflect adequate funding for streets, parks, and the rest of our infrastructure. Also, he believed that the City's Four-Year Budget Outlook does not take into consideration future raises for City employees, including civilian workers, police and firefighters, which would increase the deficit to about \$250 million a year for the next four years. The City is also underfunding its rainy days accounts by \$50 million a year, the repair and maintenance of the infrastructure by at least \$250 million a year, and its pensions by over \$500 million a year assuming a more realistic investment rate assumption of 6.25%. Mr. Humphreville also believed that the annual deficit is \$1 billion a year, not the \$77 million deficit put forth by the City.

MOTION (by Mr. Hoffman, seconded by Mr. D'Atri): The Greater Wilshire Neighborhood Council Board continues Jack Humphreville as its Budget Representative.

MOTION PASSED; zero opposed; one abstained (the GWNC counts abstentions as neither "yes" votes or "no" votes).

C. LANCC Report

Mr. Humphreville reported on the monthly LANCC [the Los Angeles Neighborhood Councils Coalition; LANCC@EmpowerLA.org; www.LANCC.org] meeting.

IV. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS.

There were no public comments at this time.

V. ADMINISTRATIVE ITEMS (Discussion and Board Action)

A. Review and adoption of the May 9, 2018 minutes.

MOTION (by Mr. Hoffman, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council approves the Minutes of its May 9, 2018 General Meeting as written.

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

VI. PRESIDENT'S REPORT

A. Alternate Board Member Vacancies. Eligible for nominations of qualified candidates, to be submitted to the Board for approval: Area 3 – Country Club Heights; Business; Education; and Religion.

Mr. Smith noted the above.

B. Introduction, Approval, Installation of New Board Alternate – (Discussion and Board Action) Conrad Starr – Renter Representative Alternate. Neighborhood Council Oath of Office: “I pledge to represent the Greater Wilshire NC with dignity, integrity and pride. I will encourage other points of view, even when they differ from my own. I will respect, value and consider everyone’s opinion. I will find the good in my neighborhood and praise it and promote it. To my neighbors, and to neighborhoods throughout the City of Los Angeles, I pledge to do this to the best of my ability.”

MOTION (by Mr. Kirkham, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council appoints Conrad Starr as the Alternate for the Renter Representative position.

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

Mr. Starr read aloud the Neighborhood Council Oath of Office.

C. 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: Hanne Mintz – Ethics & Funding; Adam Morgens – Ethics; Bobbie Kumetz – Ethics; Kathleen Mulligan – Ethics; James C. Wolf – Ethics; and Bradley Jewett – Ethics.

Mr. Smith noted the above.

D. 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.

Mr. Smith and Mr. Hoffman confirmed that all Board Members are in compliance.

Mr. Smith reminded that Neighborhood Councils cannot do or represent other organizations’ business. After Item #VII. D., Mr. Smith reported that that there have been Recreational Vehicle (RV) fires, possibility due to heating appliances igniting.

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

A. Approval of Monthly Expenditure Report (MER) for May 2018 (Discussion and Board action).

OFFICE

- 5/1/18 - Ebell - April Board Meeting Rental \$350
- 5/1/18 - Ebell - May Board Meeting Rental \$350
- 5/2/18 - Public Storage - May \$146
- 5/7/18 - Home Depot - Office Supplies \$147.75
- 5/9/18 - San Wilshire Board Handouts \$53.85
- 5/22/18- San Wilshire LUC Handouts \$41.97
- 5/23/18 - Lloyd Staffing - SF Admin 3/12-3/18, 3/19-3/25, 3/26-4/1 \$880
- 5/23/18 - Lloyd Staffing - SF Admin 4/2-4/8, 4/9-4/15 \$520
- 5/23/18 - Lloyd Staffing - SF Admin 4/16-4/22, 4/23-4/29 \$500
- 5/24/18 - Lloyd Staffing - SF Admin 4/29-5/6 \$320
- 5/24/18 - Lloyd Staffing - SF Admin 5/6-5/13 \$340

OUTREACH

- 5/1/18 - Park LaBrea News Advertising \$250
- 5/8/18 - Larchmont Chronicle Advertising - April & May \$716
- 5/21/18 - DNH Media Temple - Web/Email Hosting \$240

NPG

- 5/2/18 - HopeNet \$500
- 5/2/18 - Van Ness Elementary \$750
- 5/2/18 - Anderson Munger YMCA \$750

Copies were distributed of and Ms. Carroll reviewed the May 2018 Monthly Expenditure Report; it was noted that the above "5/7/18" expense was to Office Depot, not "Home" Depot.

FUNDING MOTION (by Ms. Carroll, seconded by Mr. Carpenter): The Greater Wilshire Neighborhood Council approves its Monthly Expenditure Report for May 2018.

FUNDING MOTION PASSED unanimously by a roll call vote of the 16 eligible voters present with all 16 in favor ("Yes" or "Aye") (Carney, Carpenter, Carroll, D'Atri, DeVore, Gilman, Gresham, Hoffman, Kirkham, McFall, Moser, Rosato, Smith, Stromberg, Winther and Wittmann); zero opposed; zero abstained. Ms. Kumetz was ineligible to vote due to not having current Ethics Training and/or Funding Training.

B. Approval of individual expenses listed in the May 2018 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 May 2018.

FUNDING MOTION PASSED unanimously by a roll call vote of the 16 eligible voters present with all 16 in favor ("Yes" or "Aye") (Carney, Carpenter, Carroll, D'Atri, DeVore, Gilman, Gresham, Hoffman, Kirkham, McFall, Moser, Rosato, Smith, Stromberg, Winther and Wittmann).

and Wittmann); zero opposed; zero abstained. Ms. Kumetz was ineligible to vote due to not having current Ethics Training and/or Funding Training.

- C. Review May 2018 Board Expenses that will show up on the June 2018 Monthly Expense Report (Discussion only, no Board Action necessary)
Ms. Carroll indicated that there were no such expenses.

- D. Review and approval of end-of-year Budget Expenditures (Discussion and Board Action)
Transfer unspent CIP funds to Operations
Larchmont Chronicle (advertising) up to \$1500
Wilshire Ebell (Board meeting space) up to \$1400
Office Supplies up to \$300

FUNDING MOTION (by Ms. Carroll, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council approves spending more than \$5,000 this month and more than \$1,000 per transaction this month.

DISCUSSION: Ms. Carroll explained the need.

FUNDING MOTION PASSED unanimously by a roll call vote of the 16 eligible voters present with all 16 in favor (“Yes” or “Aye”) (Carney, Carpenter, Carroll, D’Atri, DeVore, Gilman, Gresham, Hoffman, Kirkham, McFall, Moser, Rosato, Smith, Stromberg, Winther and Wittmann); zero opposed; zero abstained. Ms. Kumetz was ineligible to vote due to not having current Ethics Training and/or Funding Training.

FUNDING MOTION (by Ms. Carroll, seconded by Mr. Winther): The Greater Wilshire Neighborhood Council approves its end-of-year budget expenditures.

FUNDING MOTION PASSED unanimously by a roll call vote of the 16 eligible voters present with all 16 in favor (“Yes” or “Aye”) (Carney, Carpenter, Carroll, D’Atri, DeVore, Gilman, Gresham, Hoffman, Kirkham, McFall, Moser, Rosato, Smith, Stromberg, Winther and Wittmann); zero opposed; zero abstained. Ms. Kumetz was ineligible to vote due to not having current Ethics Training and/or Funding Training.

VIII. OUTREACH COMMITTEE (Discussion and Possible Action as noted) (Tess Paige)

- A. The June 2, 2018 Outreach Meeting Report.

Mr. Kirkham indicated for Ms. Paige that there was no report at this time.

- B. Update on Soft Story Town Hall Event.

Mr. Kirkham described outreach to be done for the Town Hall meeting regarding soft-story apartment building structural concerns to be held immediately before the July 11th Board Meeting. Mr. Hoffman noted that “several hundred” such buildings in the GWNC area “could collapse in the next earthquake.”

- C. Next Outreach Committee meeting: July 7, 2018, at 9am at Bricks and Scones Café, 403 N. Larchmont Blvd.

The above was noted. Mr. Smith announced that the CIM Group is “resurrecting” proposing to renovate the Farmers Insurance building as a residential project.

Board Member Philip Farha arrived at this time (8:00), making 18 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13).

Mr. Smith continued that “CIM has reclaimed the street of Mullen . . . CIM says they’re building within right . . . there’s going to be another project at 12th and La Brea.” He added that Mullen “is not closed but it’s their street . . . they took it back” and that CIM owns property on both sides of the street. Mr. D’Atri explained that the City has an easement to use the street, which remains open. Mr. Hoffman requested feedback regarding an outreach flier containing GWNC and City “Information & Resources,” copies of which were distributed.

IX. TRANSPORTATION COMMITTEE (Discussion and Possible Action) (Julie Stromberg)

- A. Upcoming Transportation Committee Meeting. The next GWNC Transportation Committee Meeting will be on Monday, July 16, 2018, 7:00 p.m., at Marlborough School, 250 S. Rossmore Ave., Los Angeles, CA 90004.
Ms. Stromberg noted the above.

X. SUSTAINABILITY COMMITTEE (Discussion and Possible Action) (Julie Stromberg)

- A. Report from April 10, 2018 and June 12, 2018 GWNC Sustainability Committee Meetings and GWNC Sustainability Committee Projects. Report on GWNC Green Fair and GWNC Drought-Tolerant Garden Tour 2018. Discussion regarding upcoming projects and programs. Proposed Motion: GWNC to host a rain barrel workshop with Rain Barrels, Intl. on Saturday, October 27, 2018, 10 a.m. – 12 p.m., Memorial L.A. High Library, 4625 W. Olympic Blvd., Los Angeles, CA 90019, with expenditures for advertising and other related-expenditures up to \$500.
Ms. Stromberg reported that “we had our first Green Fair in March; it was really great . . . about 75 attend[ed].” The Drought-Tolerant Garden Tour was “beautiful . . . about 50 attend[ed].” Around 30 rain barrels were distributed for free. It was agreed to leave out of the proposed Motion the wording about expenditures.

MOTION (by Ms. Stromberg, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council will host a rain barrel workshop with Rain Barrels, International on Saturday, October 27, 2018, 10 a.m. – 12 p.m., Memorial L.A. High Library, 4625 W. Olympic Blvd., Los Angeles, CA 90019.

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

- B. Upcoming Sustainability Committee Meeting with Featured Presentation by Climate Resolve. Next GWNC Environmental & Sustainability Committee Meeting will be held on Tuesday, August 14, 2018, at Marlborough School, Collins Room – D200, 250 South Rossmore Avenue, Los Angeles, CA 90004.
Ms. Stromberg noted the above.

XI. NEW BUSINESS (matters not previously identified for future consideration and action)

- A. Melrose Business Improvement District (BID) (Discussion and Possible Action) (Jeffrey Carpenter and Philip Farha). The Melrose Business Improvement District is seeking the support of the GWNC in the renewal by the LA City Council of its BID from Fairfax to Highland. Proposed Motion: The Board of the Greater Wilshire Neighborhood Council

endorses the Melrose Business Improvement District's BID renewal by the LA City Council.

Deny Weintraub, President, Melrose BID (818-825-6918; dsaddw@gmail.com; Melrose Ave L.A.), and his wife Sylvia presented. The BID, operating since 2014 within the GWNC and Mid City West Community Council areas, is requesting renewal support.

MOTION (by Mr. Farha, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council endorses the Melrose Business Improvement District's BID renewal by the LA City Council.

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

B. Neighborhood Council Reforms (Discussion and Possible Action). Councilman David Ryu (CD4) has proposed a motion to reform the Neighborhood Council system (Council file 18-0467) and is requesting feedback within 90 days via a CIS. Please see the motion for review and comment at the next Board meeting.

Mr. Hoffman explained the above, which will be Agendized for the July 11th Board Meeting. Ms. Moser, Mr. Hoffman, Mr. Carpenter, Mr. Kirkham, Mr. Gresham and Mr. Carney volunteered to be on a GWNC Neighborhood Councils Reform ad hoc Committee.

XII. LAND USE COMMITTEE (Discussion and Possible Action) (Caroline Labiner-Moser)
[*The following sub-section first paragraphs are copied from the Agenda.*]

A. 3323 W. Olympic Blvd. & 975-987 S. Manhattan Pl (Kevin Reed and Dominic Hong). 7-story residential building w/ 95 apartments, 2 levels of subterranean parking w/ 162 parking stalls. Total gross building square footage = 123,445 sq. ft. Building height 95' CPC-2018-656- DB-SPR, ENV-2018-657-EAF. Density Bonus Review. The Manhattan Project I. Presenter possible changes. No motion made and no vote taken. Applicant will return with further updates.

Ms. Moser indicated that the developer will re-present the project.

B. 3323 W. Olympic Blvd & 970-996 S. Manhattan Pl. (Kevin Reed and Dominic Hong) 7-story mixed use building w/ 114 apartments and 3,550 sq. ft. of retail (hours of operation 9am to 9 pm) fronting Olympic Blvd., with 2 levels of subterranean parking w/ 216 parking stalls. Total gross building square footage = 159,186 sq. ft. Building height 95' CPC-2018-617-DB-SPR, ENV-2018-618-EAF. Density Bonus Site Plan Review. The Manhattan Project II. No motion made and no vote taken. Applicant will return with further updates.

Ms. Moser indicated that the developer will re-present the project.

C. 4653, 4653 ½, 4655, 4657 Beverly Blvd. (Discussion and Possible Action) (Tari Kuvhenguhwa, Eddie Navarrette) A CUB to allow the Zone Change for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,322 sq. ft. restaurant with 48 indoor seats and with hours of operation from 8:00 am to 1:00 am daily. ZA-2018-1943 CUB, ENV- 2018-1944-CE. The Committee voted to support the project Proposed Motion: That the Board of the Greater Wilshire Neighborhood Council [see the below Motion].

MOTION (by Ms. Moser, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council supports the CUB to allow the Zone Change sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,322 sq. ft. restaurant with 48 indoor seats and with hours of operation from 8:00 am to 1:00 am daily at 4653, 4653 ½, 4655, 4657 Beverly Blvd.

DISCUSSION: Ms. Moser reported that “they did do outreach.”

AMENDMENT to the MOTION (by Ms. Moser, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council AMENDS the main Motion to add the following: “and that the City Planning Dept. re-evaluate the CUB if there is a change of ownership.”

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

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

- D. 856-870 S. Gramercy Drive (Discussion and Possible Action) (Joseph Mayberg, Daniel Ahadian) Demolish 3 single-family residences and a small child care facility to construct a 6-story, 53-unit multi-family project over 1-level of subterranean parking. Request 3 TOCs. 1) To allow a height increase of 22’ from 45’ to 67’ with the 6th floor stepped back from street frontages. 2) to allow 2- yard reductions of 30% to the northerly and southerly side yards from the 9’ required to 6.3’. 3) to allow a rear yard reduction of 30% from 15’ to 10.5%. DIR-2018-1626-TOC, ENV-2018-1627- CE. Applicant agreed to return to LUC. Committee voted unanimously to oppose the project. Proposed Motion: That the Board of the Greater Wilshire Neighborhood Council [see the below Motion].

MOTION (by Ms. Moser, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council opposes the project at 856-870 S. Gramercy Drive as presented.

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

- E. 985-991 3rd Avenue (Discussion and Possible Action) (Laszlo Faerstain, Michael Ko, Irina Tudorache) Demolition of an existing SFD for new construction, use and maintenance of 6 story 51 unit apartments with 11 units set aside for low income. Requested entitlement: Pursuant to LAMC 12.22.a31, applicant request approval for the construction of a tier 2 TOC development. A 6-story and 51 unit apartment building with 11 units set aside as low income. Utilizing TOC base incentives: 1. FAR 2. Density 3. Parking reduction and two additional incentives: 1. Yard reduction to RAS 3 standards 2. Tier 2 Transitional Height Option. LUC voted unanimously to oppose as presented. Proposed Motion: That the Board of the Greater Wilshire Neighborhood Council oppose the project at 985-991 3rd Avenue as presented.

MOTION (by Ms. Moser, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council opposes the project at 985-991 3rd Avenue as presented.

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

F. The next Land Use Committee meeting will be June 26, 2018 at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.

The above was noted.

G. Possible agenda items for upcoming meetings:

- i. 236 S. Larchmont Bl. The Jane Club. Use of an R-1 zoned property for a commercial use.
- ii. 5212 W. Melrose Ave. Repurposing of 10,045 sq. ft. building for a new boutique hotel use, consisting of up to 18 guest rooms, with a small hotel lobby. Requested entitlements: 1. Conditional use permit to allow a hotel within 500 feet of any A or RE zone; 2. Zone variance to allow the maintenance of the existing driveway width of 8' 9" feet to serve the hotel use in lieu of the required 10 feet; 3. A zoning administrator adjustment to allow parking stackers within the required rear yard setback. ZA-2017-3165-CU-ZV-ZAA, ENV- 2017-3166-EAF.
- iii. 5784 Melrose Ave: 7-Eleven Store (Adan Madrid) Requesting to contact us at a later date.
- iv. Wilshire Center Koreatown Neighborhood Council/Proposed Wilshire Center Bangladesh Neighborhood Council: (Information only) Possible impact on GWNC borders.

Ms. Moser reviewed above Item #'s XII. G. i.-iv.

v. LUC Guidelines (Caroline Labiner-Moser)

Copies were distributed of and Ms. Moser explained the usefulness of the above.

XIII. BOARD MEMBER COMMENTS/ANNOUNCEMENTS/LIAISON REPORT

Mr. Hoffman reported that Homeless Count statistics will be available "by August . . . the numbers did dip slightly . . . we are seeing some progress." He offered help directing services to homeless people. The Larchmont Family Fair will be Sunday, October 28th.

XIV. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

A. Next meeting – July 11, 2018

Mr. Smith noted the above.

B. Adjournment

Mr. Smith declared the Meeting ADJOURNED at 8:41 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://greaterwilshire.org/board-agendas-minutes>.