

CITY OF LOS ANGELES  
CALIFORNIA

**Greater Wilshire Neighborhood Council  
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Area 14 – Windsor Square: Caroline Labiner  
Moser  
Area 15 – Windsor Village: Julie Stromberg  
At-Large: Karen Gilman  
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Education: Scott Appel  
Other Non-Profit: Tucker Carney  
Religion: Mike Genewick  
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**GREATER WILSHIRE  
NEIGHBORHOOD COUNCIL**

Land Use Committee Agenda  
Hope Lutheran Church  
6720 Melrose Avenue  
Los Angeles, CA 90038

Tuesday March 27, 2018 – 6:30 p.m.

**GREATER WILSHIRE  
NEIGHBORHOOD  
COUNCIL**

419 N. Larchmont Blvd., #331  
Los Angeles, CA 90004

(323) 539-GWNC (4962)

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[www.greaterwilshire.org](http://www.greaterwilshire.org)

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 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.

1. **WELCOMING REMARKS:** (5 minutes)
  - a. Call to order (Caroline Labiner Moser)
  - b. Roll Call (Max Kirkham)
2. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** (5 minutes)
3. **ADMINISTRATIVE ITEMS (Discussion and Action)** (5 minutes)
  - a. Review and adoption of February 27, 2018 minutes
  - b. Review of Early Planning Report for possible future action items
4. **OLD BUSINESS (Discussion and Possible Action)** (90 minutes)

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

  - a. **947 S. Norton Ave:** (Discussion and Possible Action) (Patty Yoon)  
Application is for conditional use permit for a public parking lot in the R1-1 zone to be used as parking for an adjacent commercial business. ZA-2017-4917-CU, ENV-2017-4918-CE.
  - b. **946 S. Norton Ave:** (Discussion and Possible Action) (Patty Yoon)  
Pursuant to LAMC section 12.24-W, 37, a conditional use permit for a public parking lot in the R1-1 zone to be used as parking for an adjacent commercial business. ZA-2017-3955-CU, ENV-2017-3956-CE.

- c. **4827 W. Oakwood Ave:** (Discussion and Possible Action) (Kenneth Ree, Won Cho and King Woods) Preliminary Parcel Map for a Small Lot Subdivision. Demo a Single-Family Residence to construct a 4-Unit SLS. AA-2017-5342-PMLA-SL, ENV-2017-5343-CE.
- d. **5115 W. Wilshire Blvd.:** (Discussion and Possible Action) (Ariel Gutierrez & Jay Kwon) Conditional Use Permit to allow the continued operation and maintenance of an existing 4485 sq. ft. restaurant with on-site sales and consumption of beer and wine. 114 indoor dining seats and 24 outdoor patio dining seats. CUB: Hours of operation and alcohol sales from 11 am to 11 pm daily. ZA-2018-540-CUB, ENV-2018-541-CE.
- e. **5212 W. Melrose Ave:** (Discussion and Possible Action) (Susan Hunter) The project would repurpose the 6 existing historically-significant bungalow structures to allow construction of a hotel consisting of up to 18 guest rooms, with a small hotel lobby on 12,434 sq. ft. parcel. Requesting, conditional use permit to allow a hotel within 500 feet of any A or RE zone, 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 in lieu of 12.21a5(e) and a zoning administrator adjustment to allow parking stackers within the required rear yard setback in lieu of 12.14.c.2. ZA-2017-3165-CU-ZV-ZAA, ENV-2017-3166-EAF.

5. **NEW BUSINESS (Discussion and Possible Action):** **(0 minutes)**

6. **COMMITTEE MEMBER REPORTS (Including Discussion and Possible Action)** **(10 minutes)**

a. **Submission Guidelines:** (Discussion and Possible Action) (Caroline Labiner-Moser)

b. Possible agenda items for upcoming meeting:

- i. **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.
- ii. **3323 W. Olympic Blvd & 970-996 S. Manhattan Place:** (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.
- iii. **5784 W. Melrose Ave (Adan Madrid)**  
24 hour 7-11 convenience store with no alcohol sales.
- iv. **4817 W. Elmwood Ave:** A proposed 15-foot front yard setback in lieu of the required 30- foot setback established through building line ordinance # 46358, for the development of two (2) new duplexes. ZA-2018-1173-ZAA, ENV-2018-1174-CE.
- v. **Wilshire Center Koreatown Neighborhood Council/Proposed Wilshire Center Bangladesh Neighborhood Council:** (Information only) Possible impact on GWNC.
- vi. **John Burroughs Middle School Renovation**

c. Next meeting, April 24, 2018 at 6:30 pm.

7. **REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS**

8. **ADJOURNMENT**

Time allocations for agenda items are approximate and may be shortened or lengthened at the discretion of the Chairperson.

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** – The public is requested to fill out a “Speaker Card” to address the Committee on any agenda item before the Committee 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 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

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- Our Facebook page (<http://www.facebook.com/greaterwilshireneighborhoodcouncil>)
- Our Twitter feed (<http://www.twitter.com/greaterwilshire>)
- NextDoor.com
- The community bulletin board at the Bricks & Scones Café, 403 N. Larchmont Blvd., 90004
- Via e-mail (send a subscription request to [admin@greaterwilshire.org](mailto:admin@greaterwilshire.org))
- Via the L.A. City Early Notification System at <http://www.lacity.org/government/subscriptions/neighborhoodcouncils/index.htm>

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