

CITY OF LOS ANGELES
CALIFORNIA

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**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

Land Use Committee Agenda
Marlborough School
250 S. Rossmore Avenue
D200 – Collins Room
Los Angeles, CA 90004
Parking Entrance on 3rd Street
Tuesday, April 24, 2018 – 6:30 p.m.

**GREATER WILSHIRE
NEIGHBORHOOD
COUNCIL**

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

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info@greaterwilshire.org

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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 (Chair, Caroline Labiner Moser)
 - b. Roll Call (Secretary, 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 March 27, 2018 minutes
 - b. Review of Early Planning Report for possible future action items
4. **OLD BUSINESS (Discussion and Possible Action)** (30 minutes)
[Note: Items in *italics*, below, were unconfirmed at publication and may be postponed until a later date.]
 - a. **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.
5. **NEW BUSINESS (Discussion and Possible Action)** (90 minutes)

- a. **4817 W. Elmwood Ave:** *(Discussion and Possible Action) (Jack Moses)*
Construction of 2 new duplex buildings, each with an enclosed an enclosed 2 car garage. The front building will be set back 15-feet in lieu of the required 30- foot setback established through building line ordinance # 46358, to allow a driveway for the 4 garages. ZA-2018-1173-ZAA, ENV-2018-1174-CE.
- b. **4653, 4653 ½, 4655, 4657 Beverly Blvd:** *(Discussion and Possible Action) (Tari Kuvhenguhwa, Eddie Navarrette)*
A CUB to allow for 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 1:00am daily. ZA-2018-1943 CUB, ENV-2018-1944-CE
- c. **Brookside Proposed Zone Change:** *(Discussion and Possible Action) (Samantha Karim)*
Neighborhood support for a single R1 variation zone (R1-V3-RG) vs. the PLUM committee recommendation for two (R1-V3-RG and R1-R3-RG). Council File 16-1470-S2.
- d. **Greater Wilshire NC area Equitable Housing Summary:** *(Discussion and Possible Action) (Joe Hoffman)*
- e. **856-870 S. Gramercy Drive:** *(Discussion and Possible Action) (Joseph Mayberg, Daniel Ahadian)*
Demo 3 single family residences and a small child care to construct a 6-story, 53-unit multi-family project over 1-level of subterranean parking. Request 3 TOC incentives. 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%. 47 market rate and 6 ELI units. DIR-2018-1626-TOC, ENV-2018-1627-CE
- f. **Land Use Committee Protocols** *(Discussion and Possible Action) (Caroline Labiner-Moser)*

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

- a. Possible agenda items for upcoming meeting:
 - i. **3323 W. Olympic Blvd. & 975-987 S. Manhattan Pl.:** *(Discussion and Possible Action) (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:** *(Discussion and Possible Action) (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 Melrose Ave:** 7-Eleven Store *(Discussion and Possible Action) (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.
- b. Next meeting, May 22, 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 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)
- Via the L.A. City Early Notification System at <http://www.lacity.org/government/subscriptions/neighborhoodcouncils/index.htm>

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