

CITY OF LOS ANGELES
CALIFORNIA

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**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

Land Use Committee Agenda
Marlborough School
250 S. Rossmore Avenue, Rm. D-200
Los Angeles, CA 90004
Parking Entrance on 3rd Street
Tuesday June 26, 2018 – 6:30 p.m.

**GREATER WILSHIRE
NEIGHBORHOOD
COUNCIL**

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

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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, Chair)
 - b. Roll Call (Max Kirkham, Committee Secretary)
2. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** **(5 minutes)**
3. **ADMINISTRATIVE ITEMS (Discussion and Action)** **(5 minutes)**
 - a. Review and adoption of May 22, 2018 minutes
 - b. Review of Early Planning Report and Appeals Filed 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. **856-870 S. Gramercy Drive:** (Discussion and Possible Action) (Joseph Mayberg, Daniel Ahadian)
Demolish 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 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.

- b. **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.
- c. **Wilshire Center Koreatown Neighborhood Council/Proposed Wilshire Center Bangladesh Neighborhood Council:** (Information only)
Possible impact on GWNC.
- d. **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.
- e. **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.
- f. **236 Larchmont Boulevard, The Jane Club:** (Discussion and Possible Action) (Jennifer and John Rissier) (Dominique Gallotta)
- g. **SB 831** (Discussion and Possible Action)
Accessory Dwelling Units: The bill would require a local agency to ministerially approve an application for a building permit to create one or more accessory dwelling units if certain criteria are met.
Existing law authorizes a local agency to provide by ordinance for the creation of junior accessory dwelling units, as defined, in single-family residential zones and requires the ordinance to include, among other things, standards for the creation of a junior accessory dwelling unit, required deed restrictions, and occupancy requirements. Existing law prohibits an ordinance from requiring, as a condition of granting a permit for a junior accessory dwelling unit, additional parking requirements.
https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB831

5. NEW BUSINESS (Discussion and Possible Action)

- a. **5770 W. Melrose Ave.:** (Discussion and Possible Action) (Mina Cha)
Request to allow continue use, Maintenance and Operation of an existing 550 Sq. Ft. pet supply and grooming store with existing hours of operation from 8:30 am to 6:00 pm. Requesting to extend the hours from 7:00 am to 11:00 pm. daily. Within the C1-1VL Limited Commercial Zone. ZA-2018-3257-ZV
- b. **Demolition vs. Remodel** (Discussion and Possible Action)
Council file: 17-0226. Highlighting the differences between a remodel and a demolition project in current code, the option to re-define remodels as those that maintain at least 50 percent of an original structure in order to maintain any nonconforming rights, improve notification requirements to neighbors, and review all applicable building loopholes in the City's codes that may negatively impact neighbors.
 - a. **Guidelines for LUC Applicants:** (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. **5784 Melrose Ave: 7-Eleven Store** (Discussion and Possible Action) (Adan Madrid)
Requesting to contact us at a later date.

- b. Next meeting, July 24, 2018 at 6:30 pm., Marlborough School, 250 S. Rossmore Avenue, Rm. D-200, Los Angeles, CA 90004

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 website (<http://www.greaterwilshire.org>)
- 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)
- Via the L.A. City Early Notification System at <http://www.lacity.org/government/subscriptions/neighborhoodcouncils/index.htm>

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SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE AVISAR AL CONCEJO VECINAL 3 DIAS DE TRABAJO (72 HORAS) ANTES DEL EVENTO. POR FAVOR CONTACTE AL SECRETARIO DE LA MESA, AL (323) 539-GWNC (4962) O INFO@GREATERWILSHIRE.ORG