

CITY OF LOS ANGELES
CALIFORNIA

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**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

Land Use Committee Agenda
Marlborough School
250 S. Rossmore Avenue, Collins Rm., D-200
Los Angeles, CA 90004
Parking Entrance on 3rd Street
Tuesday August 28, 2018 – 6:30 p.m.

**GREATER WILSHIRE
NEIGHBORHOOD
COUNCIL**

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

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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 (Caroline Labiner Moser)
 - b. Roll Call (secretary)
2. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** (5 minutes)
3. **ADMINISTRATIVE ITEMS (Discussion and Action)** (5 minutes)
 - a. Review and adoption of July 24, 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. **250 N. Wilton Place:** (Discussion and Possible Action) (Fred Maidenberg) Proposing to create new 5-small lots for single family residential purposes. Each residence will have attached garages. VTT-77081-SL, ENV-2017-3703-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 requests 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. DIR-2018-2234-TOC

- c. **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
- d. **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.

5. NEW BUSINESS (Discussion and Possible Action)

- a. **5784 W Melrose Ave:** (Discussion and Possible Action) (Adan Madrid) 7-11 Convenience Store
- b. **644 Irving Boulevard/4155 Wilshire Boulevard:** (Discussion and Possible Action) (Pastor Jung Oh Kim, Brian Chong): Illegal use of vacant lot
- c. **845 S. St Andrews Place:** (Discussion and Possible Action) (Sa Har Khazani) Demolish a vacant school and Construct a 6-story 25-unit apartment building. TOC DIR-2018-3524-TOC, ENV-2018-3525-EAF.
- d. **5123 W. Clinton Street:** (Discussion and Possible Action) (Gavin McKiernan) Present use: Duplex. One Lot Subdivision into two Condominiums. Project is already under construction. AA-2018-2625-PMLA-CN, ENV-2018-2626-CE
- e. **4749 N. Elmwood Ave:** (Discussion and Possible Action) (Don Tolentino) Notice of Proposed Demolition per LAMC effective January 10, 2018 that requires that the LADBS notify, by mail, the Council District Office of the site regarding the Proposed Demolition of a building or structure. Demolition Pre-inspection Application No. 18019-10000-03932

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

- a. Possible agenda items for upcoming meeting:
 - i. 236 Larchmont Boulevard, The Jane Club: (Discussion and Possible Action) (Jennifer and John Rissier, Dominique Gallotta)
- b. Next meeting, September 25, 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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