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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 October 23, 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 elected 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 (Max Kirkham)
 - b. Roll Call (Cathy Roberts)
2. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** **(5 minutes)**
3. **ADMINISTRATIVE ITEMS (Discussion and Action)** **(5 minutes)**
 - a. Review and adoption of September 25, 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. **545 S. Gramercy Place:** (Discussion and Possible Action) Clayton Przekop) Appealing a previous administrator decision to deny a variance to allow a commercial use in a residential zone.
 - b. **947 S. Norton Avenue:** (Discussion and Possible Action) Ron Ikejiri) Request granting of CUP for commercial parking lot with full time valet parking attendants during business hours. Permit the existing maximum height of 6 ft. fence in the front yard with zero (0) set back for an existing fence. ZA-2018-5491-ZAA-F, ENV-2017-4918-CE.

- c. **946 S. Norton Avenue:** Same as 947 S. Norton Case No. ZA-2018-5563-ZAA-F
- 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. **117 N. Manhattan Place: (Discussion and Possible Action) (Rory Cunningham)** Project was built with the original plans that were presented to LUC not the plans that LUC supported and the Board voted to approve.
- g. **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.*
- h. **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.*

5. NEW BUSINESS (Discussion and Possible Action)

- a. **CF17-1311, "State of Street Related Infrastructure Programs in Los Angeles.":** *(Discussion and Possible Action) (Laila Alquresh) Executive Summary CF 17-1311.*
- b. **222 N. Manhattan Place:** *(Discussion and Possible Action) (Varoosh Abedi, Arman Gharai) Demolition Pre-inspection Application No. 18019-20000-04771/B18VN-16576.*
- c. **512 S. Van Ness Avenue:** *(Discussion and Possible Action) (Craig Frye) Demolition Pre-inspection Application No. 18019-10000- 04367.*
- d. **639 N. Larchmont Blvd.:** *(Discussion and Possible Action) (Lisa Bonbright, Mark E Lehman) Café Gratitude. Conditional Use Permit to allow the sale and dispensing of beer and wine in conjunction with a restaurant with indoor and outdoor seating with hours from 7:00 am to 11:00 pm daily. No off -site alcohol sales. ZA-2018-4762-CUB, ENV-2018-4763-CE.*
- e. **6610 Melrose Ave.:** *(Discussion and Possible Action) (Brett Egstrom) Sale of beer and wine for on-site and off-site consumption in conjunction with an existing restaurant with 30 indoor seats. Hours 11 am to 11pm Sunday – Thursday and 11 am – 12 midnight Friday and Saturday. ZA-2018-4852-CUB, ZA-2018-4854-CE.*
- f. **850 S. Gramercy Place:** *(Discussion and Possible Action) (Eric Lee, Erica J. Cha, Sara Lee) New 18-Unit Apartment Building Child Day Care Center with 21 – 40 Maximum child tenant improvement work. (Under Construction) with garage. ZA-2018-4722-ZAD, ENV-2018-4723-CE.*
- g. **611 N. Manhattan Place:** *(Discussion and Possible Action) (Yonatan Partiel, Matthew Hayden) Proposed construction, use and maintenance of a new 5-story – 56Ft. building with 14-apartments (2-ELI) and one (1) Subterranean Level parking for 13 vehicle spaces and 16 bicycle spaces. Existing landscaping to be removed. DIR-2018-4817-TOC, ENV-2018-4818-CE*
- h. **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, 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, ENV-2018-2235-EAF.

- i. **3477 W. Olympic Blvd:** *(Discussion and Possible Action) (Ariel Gutierrez) CUB to allow the off sale of beer and wine in conjunction with an existing 2739 SF convenience store operating 24 hours daily in a C2-1 zone. ZA-2018-5753-CUB, ENV-2018-5754-CE*
- j. **4749 W. Elmwood Ave:** *(Discussion and Possible Action) (Don Tolentino, Brian Cohen) Demolition Application No.18019-10000-03932*
- k. **Looking at our tasks and seeing if we can get committee help for some of the members:** *(Discussion and Possible Action) (Max Kirkham)*
- l. **TOC/TNP:** *(Discussion and Possible Action)*
- m. **Quicker Liquor licenses/extended bar hours:** *(Discussion and Possible Action) (Karen Gilman)*

6. REQUESTS FOR FUTURE AGENDA ITEMS

- i. **800 S. 3rd Avenue:** *(Discussion and Possible Action) ((Lap Nguyen) New 2-story single family house on a vacant lot. Total living area a2855 sq. ft. Detached Garage 400 sq. ft. Porches 334 sq. ft. Balcony 88 sq. ft. DIR-2018-5923-CCMP, ENV-2018-5924-CE*
- ii. **Processes and Procedures Staff Report Released for Public Review:** *(Discussion and Possible Action) (Karen Gilman):*

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS/

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

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RECONSIDERATION AND GRIEVANCE PROCESS – For information on the GWNC’s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the GWNC Bylaws. The bylaws are available at our Board meetings and on our website at <http://www.greaterwilshire.org>

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