

CITY OF LOS ANGELES
CALIFORNIA



**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 November 27, 2018 – 6:30 p.m.

**GREATER WILSHIRE
NEIGHBORHOOD
COUNCIL**

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

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**Greater Wilshire Neighborhood Council
Governing Board Members:**

President – Owen Smith
Vice President – James Wolf
Secretary – Max Kirkham
Treasurer – Patricia Carroll

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Area 2 – Citrus Square: Jeffrey Carpenter
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Area 7 – Larchmont Village: Charles D'Atri
Area 8 – Melrose: Philip Farha
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Max Kirkham
Area 10 – Ridgewood-Wilton/St. Andrews
Square: Patricia Carroll
Area 11 – Sycamore Square: Steven Senigram
Area 12 – Western-Wilton: Greg Wittmann
Area 13 – Wilshire Park: John Gresham
Area 14 – Windsor Square: Caroline Labiner
Moser
Area 15 – Windsor Village: Julie Stromberg
At-Large: Karen Gilman
Business: John Winther
Education: Scott Appel
Other Non-Profit: Tucker Carney
Religion: Mike Genewick
Renters: Conrad Starr

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 elected 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** **(10 minutes)**
3. **ADMINISTRATIVE ITEMS (Discussion and Action)**
 - a. A moment of silence Remembering Joe Hoffman
 - b. Review and adoption of September 25, 2018 minutes
 - c. Review and adoption of October 23, 2018 minutes
 - d. Review of Early Planning Report for possible future action items
4. **OLD BUSINESS (Discussion and Possible Action)** **(35 minutes)**

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

 - a. **545 S. Gramercy Drive:** (Discussion and Possible Action) (Clayton Przekop) An appeal filed to overturn the GWNC's opposition to the illegal use of R-1 zone as a commercial enterprise.
 - b. **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-2474 018-4817-TOC, ENV-2018-4818-CE.

c. TOC/TNP: (Discussion and Possible Action)

Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans.

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. 3477 W. Olympic Blvd. (Discussion and Possible Action) (Ariel Gutierrez) 7-Eleven Convenience Store. Conditional Use Permit to allow the off-site sale of beer and wine in conjunction with an existing 2729 sq. ft. convenience store at a fueling station with proposed hours of operation 24 hours daily.

f. 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. Hearing Date: 01/15/2019.

5. NEW BUSINESS

(40 minutes)

a. Reorganization of Administrative Provisions: (Discussion and Possible Action) (Caroline Moser): Formerly known as: Processes and Procedures Ordinance.

b. Quicker Liquor licenses/extended bar hours (Discussion and Possible Action) (Karen Gilman)

c. 474 N. Western Ave (Discussion and Possible Action) (Kevin Franklin). A CUB to allow sale/dispensing of beer and wine for onsite consumption in conjunction with an existing 1535 sq. ft. Restaurant w/44seats and 218 sq. ft. patio w/14 seats. Hours 11 am to 12 am Mon – Wed and 11 am to 1 am Thursday – Sunday on a C2-1 zone. ZA-2018-3156- CUB, ENV-2018-3157-CE.

d. 300 N Plymouth Boulevard: Discussion and Possible Action) (Patti Carroll, Karen Gilman). Parking on the 300 block of Plymouth Blvd. has become impossible because of “Mansion Mates”. The company sublets rooms and dorm style beds as Off Campus Housing - Living Space (listed on Hot Pads, Trulia and other sites).

e. 4749 W. Elmwood Ave: (Discussion and Possible Action) (Don Tolentino, Ben Cohen) Demolition Application No.18019-10000-03932.

f. Review of committee tasks and discussion of possible delegation to committee members

6. REQUESTS FOR FUTURE AGENDA ITEMS

i. 724 S. Gramercy Drive (Discussion and Possible Action) (Adam Tarshis, Aaron Belliston), A new 10-unit apartment building over 1 level of on grade parking located in Tier 3 with base incentives of up to 50% increase in FAR and parking reductions to 0.5/unit. Add'l incentives, 25% reduction to open space requirement, up to 30% reduction in one side yard and one rear setback. DIR-2018-6244-TOC, ENV-2018-6245-CE.

ii. 117 N. Manhattan Place: Project was built with the original plans that were presented to LUC not the plans that LUC supported and the Board voted to Approve. Emma Howard -CD4 is researching and will report back to LUC.

iii. 222 N. Manhattan Place: (Discussion and Possible Action) (Varoosh Abedi, Arman Gharai), Demolition Pre-inspection Application No. 18019-20000-04771/B18VN16576..

iv. 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. Applicant will return to LUC in January 2019.

- v. **845 S. St Andrews Place:** (Discussion and Possible Action) (Sahar Khazani) Demolish a vacant school and Construct a 6-story 25-unit apartment building. TOC DIR-2018-3524-TOC, ENV-2018-3525-EAF.
- vi. **829 N. Orange Drive:** (Discussion and Possible Action) (Paulo Cova), Demolition Pre-inspection Application No. 18019-20000-05318/B18VN18557.
- vii. **"State of Street Related Infrastructure Programs in Los Angeles.":** (Laila Alquresh) Executive Summary CF 17-1311.

7. COMMITTEE MEMBER COMMENTS / ANNOUNCEMENTS

8. ADJOURNMENT

- a. **Next Meeting:** Tuesday, December 18th, 2018

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

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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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- 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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