

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 3<sup>rd</sup> Street  
Tuesday December 18, 2018 – 6:30 p.m.

**GREATER WILSHIRE  
NEIGHBORHOOD  
COUNCIL**

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

(323) 539-GWNC (4962)

[info@greaterwilshire.org](mailto:info@greaterwilshire.org)

[www.greaterwilshire.org](http://www.greaterwilshire.org)

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

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

Area 1 – Brookside: Owen Smith  
Area 2 – Citrus Square: Jeffrey Carpenter  
Area 3 – Country Club Heights: Frances McFall  
Area 4 – Fremont Place: Bobbie Kumetz  
Area 5 – Hancock Park: James Wolf  
Area 6 – La Brea-Hancock: Bradley Jewett  
Area 7 – Larchmont Village: Charles D'Atri  
Area 8 – Melrose: Philip Farha  
Area 9 – Oakwood/Maplewood/St. Andrews:  
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** **(5 minutes)**
3. **ADMINISTRATIVE ITEMS (Discussion and Action)**
  - a. 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. **Reorganization of Administrative Provisions:** (Discussion and Possible Action) (Caroline Moser): Formerly known as: Processes and Procedures Ordinance.
  - b. **TOC/TNP:** (Discussion and Possible Action)  
Continued discussion on Transit Oriented Communities and Transit Neighborhood Plans.
  - c. **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.
  - 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. **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.
- f. **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.
- 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-2474 018-4817-TOC, ENV-2018-4818-CE
- h. **Quicker Liquor licenses/extended bar hours** (Discussion and Possible Action) (Karen Gilman).
- i. **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 om a C2-1 zone. ZA-2018-3156- CUB, ENV-2018-3157-CE.

## 5. NEW BUSINESS

- a. **4749 W. Elmwood Ave:** (Discussion and Possible Action) (Don Tolentino, Ben Cohen) Demolition Application No.18019-10000-03932
- b. **222 N. Manhattan Place:** (Discussion and Possible Action) (Varoosh Abedi, Arman Gharai), Demolition Pre-inspection Application N o. 18019-20000-04771/B18VN16576.
- c. **829 N. Orange Drive:** (Discussion and Possible Action) (Paulo Cova), Demolition Pre-inspection Application No. 18019-20000-05318/B18VN18557.

## 6. REQUESTS FOR FUTURE AGENDA ITEMS

- i. **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
- ii. **985-991 3<sup>rd</sup> Avenue:** (Discussion and Possible Action) (Laszlo Faerstein, 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
- iii. **180 S. La Brea Ave:** (Discussion and Possible Action) (BL 180 S. LaBrea CA LLC, Alex Kagianaris) A request to allow the sale and dispensing of Beer and wine only for on-site consumption in conjunction with a 1458 SF Restaurant with 44 indoor and 21 outdoor seats. Hours of operation are 7:00am to 11:00pm daily ZA-2018-5968-CUB.
- iv. **838 N. McCadden Place:** (Discussion and Possible Action) (Danny Cerezo) Demolition Pre-Inspection Application No. 18019-10000-05264.
- v. **107 N. Ridgewood Place:** (Discussion and Possible Action) (Eduardo Hernandez) Demolition Pre-Inspection Application No. 18019-10000-05153.
- vi. **930 S. Mansfield Ave:** (Discussion and Possible Action) (Warren Techentin, NELA-Edward Solis)A

new 19 Unit apartment building, 6 stories high with 4-one bedroom and 15-two bedroom apartments over 1 – story of below grade parking. DZR-2018-7019-TOC, ENV-2018-7020-EAF.

- vii. **920 S. Gramercy Place:** (Discussion and Possible Action) (Ethan Smith) Demolition Pre-Inspection Application No. 18019-10000-05481.
- viii. **5147 La vista Court:** (Discussion and Possible Action) (Raz Grinbaum) Demolition Pre-Inspection Application No. 18019-20000-05843/B18VN20329.
- ix. **445 N. Plymouth Blvd:** (Discussion and Possible Action) (Lopez Architects) Demolition Pre-Inspection Application No. 18019-20000-05641/B18VN19612.
- x. **211 N. Van Ness Ave:** Discussion and Possible Action) (Andrew Obermeyer) Demolition Pre-Inspection Application No. 18019-10000-05734.
- xi. **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.

## 7. COMMITTEE MEMBER COMMENTS / ANNOUNCEMENT

- a. **The Next Land Use Committee meeting** will be on Tuesday, January 22, 2018, 6:30 p.m., at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.

## 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.

**PUBLIC POSTING OF AGENDAS** – GWNC agendas are posted for public review in the following locations:

- 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](mailto: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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**PUBLIC ACCESS OF RECORDS** -- In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website at <http://www.greaterwilshire.org> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact [info@greaterwilshire.org](mailto:info@greaterwilshire.org) or (323) 539-GWNC (4962).

**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>

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](mailto:INFO@GREATERWILSHIRE.ORG)