CITY OF LOS ANGELES
CALIFORNIA

Greater Wilshire Neighborhood Council
Governing Board Members:
President – Owen Smith
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Secretary – Max Kirkham
Treasurer – Patricia Carroll

Area 1 – Brookside: Owen Smith
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Area 3 – Country Club Heights: Frances McFall
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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 Semigram
Area 12 – Western-Wilton: Greg Wittmann
Area 13 – Wilshire Park: John Gresham
Area 14 – Windsor Square: Caroline Labin 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 Labin Labiner Moser)
   b. Roll Call (Max Kirkham)

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS (5 minutes)

3. ADMINISTRATIVE ITEMS (Discussion and Action) (5 minutes)
   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.]
   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/44 seats 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.

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 No. 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


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)
new 19 Unit apartment building, 6 stories high with 4-one bedroom and15-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) (Raz Grinbaum) 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.

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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 procedures 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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