

CITY OF LOS ANGELES
CALIFORNIA

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

President – Owen Smith
Vice President – James Wolf
Secretary – Jeffrey Carpenter
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 – Cam
Davis
Area 5 - Hancock Park – James
Wolf
Area 6 – La Brea-Hancock – Bill
Funderburk
Area 7 – Larchmont Village –
Fred Mariscal
Area 8 – Melrose – Jeff McManus
Area 9 – Oakwood/Maplewood/St.
Andrews – vacant
Area 10 – Ridgewood-Wilton/St.
Andrews Square – Patricia Carroll
Area 11 – Sycamore Square – Ann
Eggleston
Area 12 – Western-Wilton – Greg
Wittmann
Area 13 - Wilshire Park – John
Gresham
Area 14 – Windsor Square – Jack
Humphreville
Area 15 – Windsor Village – Julie
Stromberg
At-Large – Jane Usher
Business – John Winther
Education – vacant
Other Non-Profit – Patrick
MacKellan
Religion – Mike Genewick
Renters – Joseph Hoffman



**GREATER WILSHIRE
NEIGHBORHOOD
COUNCIL**

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Los Angeles, CA 90004

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<http://www.greaterwilshire.org>

**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

Land Use Committee
Agenda
Wilshire United Methodist Church
4350 Wilshire Blvd.
Los Angeles, CA 90005
Tuesday, January 26, 2016 6:30 p.m.

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 (James Wolf)
 - B. Roll call
 - C. Nomination and confirmation of new Committee Secretary
- 2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** (5 minutes)
- 3. ADMINISTRATIVE ITEMS (Discussion and Action)** (5 minutes)
 - A. Review and adoption of December 22, 2015 minutes
 - B. Review of Early Planning Report for possible future action items
- 4. OLD BUSINESS (Discussion and Possible Action)** (60 minutes)

A. Discussion and possible board action on the city's draft revisions to the Baseline Mansionization Ordinance.

At the December LUC meeting, the committee passed a recommendation that the GWNC board oppose the proposed revisions to the Baseline Mansionization Ordinance, on the grounds that it doesn't take into account the specific needs of individual neighborhoods. At the January GWNC Board meeting, however, there was extensive discussion regarding specific points in the revisions that other community groups had called out for further attention, as well as whether there should be some positive acknowledgment of the progress made so far. Board members asked the LUC to consider drafting another letter including more specific recommendations.

B. Update, discussion and possible board action on a Density Bonus application for a multi-family development at 501-543 N. Wilton (John Reed)

Developers presented project at December LUC meeting, where committee members requested further revisions before a vote is taken.

5. NEW BUSINESS (Discussion and Possible Action) (60 minutes)

A. Initial presentation, discussion and possible action on an application for a new 8-unit Small Lot Subdivision project at 117 N. Manhattan Pl. (Taik Kim)

B. Initial presentation, discussion and possible action on an application for a tract map for a Small Lot Subdivision project (six duplexes on small lots) at 850-860 N. Sycamore, 7014 Willoughby, and 853-59 N. Orange Dr. (Michael Gonzales)

Neighbors have expressed concern that demolition has begun for the project without full community review.

C. Initial presentation, discussion and possible action on an application for a tract map for a Small Lot Subdivision project at 3607 W. Olympic Blvd. (Lazlo Faerstain, Victor Elia)

Proposal is for 6 units on a 7,982 square foot lot in the C2-1 zone.

6. COMMITTEE MEMBER REPORTS (including discussion and possible action items, if listed): (10 minutes)

A. Transportation Committee Liaison Report (Stromberg)

Update on local transportation issues GWNC is monitoring.

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS (5 minutes)

A. Comments are now open on the city's proposed amendments to the Small Lot Subdivision Ordinance (which the GWNC board voted to support in August, 2014)...and on the new ReCodeLA zoning revisions. Comment deadline is in February, for those who are interested in these issues.

B. Possible agenda items for upcoming meeting:

- i. Update on new 2-story, 40 unit Density Bonus project at 700-716 S. Manhattan

- ii. Density bonus with on-menu incentives for a 40-unit, 2-story residential development at 7000-7024 W. Melrose Ave.
- iii. Construction of a 4-story, 18-unit condominium development at 4807-4813 W. Oakwood
- iv. Updates on plans for townhouses and condominiums at 612 S. Norton and 4055 W. Wilshire Blvd.
- v. Update on an application for a tract map to allow construction of a new 8-unit condominium building at 800 S. Lorraine
- vi. Update on an application to build a new 5-story, 44-unit condominium building at 836-850 S. Crenshaw
- vii. Application for a 4-unit small lot subdivision project at 6929 Clinton
- viii. 4-unit small lot subdivision at 901 S. Gramercy

7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

(5 minutes)

8. ADJOURNMENT

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

Items in italics above are unconfirmed and may be tabled until a later meeting.

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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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 [\(424\) 901-1409](tel:4249011409) O INFO@GREATERWILSHIRE.ORG