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**GREATER WILSHIRE
NEIGHBORHOOD
COUNCIL**

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**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

Land Use Committee

Agenda

**Wilshire United Methodist Church
4350 Wilshire Blvd.**

Los Angeles, CA 90005

Tuesday, January 27, 2015, 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 (Barbara Savage)

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

3. ADMINISTRATIVE ITEMS (Discussion and Action) (5 minutes)

A. Review and adoption of November 25, 2014 minutes

4. OLD BUSINESS (Discussion and Possible Action) (60 minutes)

A. Review, discussion and possible on LaBrea Bakery CUB conditions, 460-468 S. La Brea (Bill Funderburk)

With the previously approved CUB going into effect soon, neighbors are concerned

that the restaurant may be violating parking conditions agreed to in the CUB...and are also concerned that conditions regarding the maintenance of sidewalks adjacent to the business be adhered to as previously agreed.

B. Discussion of and possible action on neighborhood complaints regarding noise and traffic at Yeshiva Rav Isacsohn/Torath Emeth, 7002 W. Clinton & 555 N. La Brea (Katie Levine)

In 2010, based largely on neighbors' complaints about noise, traffic and parking issues at the school (some in apparent violation of current CUPs), the GWNC voted to oppose an application for a new classroom building at the facility. The building as presented was never built, however, and in 2013 revised plans were submitted that greatly scaled down the project and addressed many of GWNC's original concerns regarding the architecture. At that time, despite efforts to contact neighbors, no one lodged any new complaints, and GWNC voted to support the new application. Recently, however, new complaints have been received, regarding the same types of traffic, noise and parking issues heard in 2010.

[Items in italics, below, were unconfirmed at publication and may be tabled until a later date.]

C. Update and possible action on plans for 162-unit, 7-story apartment complex at 700 S. Manhattan (Jared Sopko)

Project was last presented in November. Committee members expressed concerns about the building's Western Ave. façade (dark colors, too much focus on parking entrance and not enough on pedestrian engagement and landscaping, etc.), while neighbors requested more step-downs on the Manhattan Pl. side, to mitigate effects of increased height and density on the neighborhood.

D. Update and possible action on plans for development of 5 condominiums at 4806 W. Elmwood (Ronald Liu, Darrell Cheng, Alex Ma)

GWNC has voted twice, at the Land Use Committee's recommendation, to oppose the project as previously presented, based on concerns about neighborhood context, quality of design, lack of outdoor space, and other elements.

E. Update, discussion and possible action on the development of a parking lot into 22 townhouse units over subterranean parking at 612 Norton and 4055 Wilshire Blvd. (Jared Sopko)

Applicant first presented project to the Committee in November; working with the Park Mile Design Review Board on further modifications.

5. NEW BUSINESS (Discussion and Possible Action) (90 minutes)

A. Initial presentation, discussion and possible action on application for a new development project at 5016 Rosewood Ave. (Sam Trude)

B. Initial presentation, discussion and possible action on application for a CUB Renewal at The Larchmont restaurant, 5750 W. Melrose Ave. (Art Rodriguez)

Applicant is seeking a standard renewal; no additional privileges.

C. Initial presentation, discussion and possible action on an application for Historic

Cultural Monument status for the Wilshire Professional Building, 3875 Wilshire Blvd. (Rory Cunningham)

D. Initial presentation, discussion and possible action on an application for a CUB for full-line liquor service (with later closing time) at the Ebell of Los Angeles, 743 S. Lucerne Blvd. (Andrew Jorgensen)

Club had a previous license that was allowed to expire. New application seeks to restore the previous privileges, with the addition of a later closing time.

E. Initial presentation, discussion and possible action on an application for a CUB to allow sales of beer and wine at the Verneti (formerly Girasole) Restaurant at 225 N. Larchmont Blvd. (Heather Boylston)

Applicants are seeking a license to sell beer and wine for on-site consumption only, with service from 7 a.m. to 11 p.m. daily.

F. Discussion and possible action on city hiring of outside counsel for Land Use and CEQA cases

Some stakeholders have expressed concerns regarding this practice by the city. Recent communications addressing the subject, from both the Homeowners of Encino and the City Attorney's office, will be reviewed.

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

G. Initial presentation and possible action on on plans to build 6,000 square feet of retail space at 101 N. La Brea (Matthew Wister)

This property is just across the western border from the GWNC area, but is of interest because it affects the character of the surrounding neighborhood.

H. Initial presentation, discussion and possible action on the installation of a wireless telecommunications facility atop an apartment building at 407 S. Gramercy (Mark Berline)

Verizon proposes to install 12 panel antennas and a microwave dish behind screens, along with 4 equipment cabinets on a steel platform, on the roof of a 1920s brick apartment building. Equipment will be visible over the building parapet from the street.

I. Initial presentation of 801-813 Hudson Requesting a density bonus (Michael Cohanzad)

J. Initial presentation, discussion and possible action on an application for a CUB renewal and parking variance for the Xiomara restaurant at 6101 Melrose (Brett Engstrom)

Applicant is requesting continued sale of a full line of alcoholic beverages for on-site consumption, from 11 a.m.- 2 a.m. daily, along with a variance to continue to allow the required parking to be provided off site within 750 feet, secured via lease agreement in lieu of a covenant. Also limited live entertainment (single guitarist).

6. COMMITTEE MEMBER REPORTS (including discussion and possible action items, if listed) (5 minutes)

A. Transportation Committee Liaison Report (Stromberg)

Update on transportation issues GWNC is monitoring, as well as next TC meeting info.

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS (5 minutes)

A. Possible agenda items for upcoming meetings

- Application for a Change of Use to convert the old Scottish Rite Temple to a private, non-profit museum at **4357 W. Wilshire Blvd.** (Michael Gruber)
- Application for a CUB to allow sales of a full line of alcoholic beverages at an existing restaurant space on the 7th floor of the existing structure at **4680 W. Wilshire (Farmers Insurance building)**. (Michael Gonzales)
- Application to construct a 4-story, 11-unit apartment complex, with Density Bonus and two on-menu incentives at **5036 Rosewood Ave.** (Frank Afari)
- Construction of a 4-story, 22-unit apartment complex with Density Bonus at **5022-5026 Rosewood Ave.** (Frank Afari)
- Application for a tentative tract map to build a 5-story, 44-unit condominium building at **850 S. Crenshaw Blvd.** (Camille Zeitouny)
- Application to demolish existing structures and build 169 apartments at **904-932 N. La Brea Ave.** (Case No. CPC-2014-4074-GPA-ZC-ZAA-SPR) (Michael Gonzales).

8. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS (5 minutes)

9. ADJOURNMENT

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

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- 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)
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