

CITY OF LOS ANGELES
CALIFORNIA

**Greater Wilshire
Neighborhood Council
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President – Owen Smith
Vice President – James Wolf
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Treasurer – Patricia Carroll

Area 1 – Brookside – Owen Smith
Area 2 – Citrus Square – Jeffry 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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***GREATER WILSHIRE
NEIGHBORHOOD COUNCIL***

Land Use Committee

Agenda

Wilshire United Methodist Church
4350 Wilshire Blvd.
Los Angeles, CA 90005

Tuesday, February 23, 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 (Philip Farha)

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

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

A. Review and adoption of January 26, 2016 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 action on the city's draft revisions to the Baseline Mansionization Ordinance.**

Board voted to oppose (based on first LUC recommendation that doesn't take individual

neighborhoods into account) in Jan. 2016, but sent back to LUC for further review at Jan. LUC meeting (board members felt we need to convey support for progress so far, as well as more detailed discussion of specific changes proposed). At the Jan. LUC meeting, assigned subcommittee (Gilman, Moser, Wolf) to draft resolution for discussion and vote at February LUC meeting. (Note: CPC hearing moved from March to May, so still time to weigh in.)

B. Discussion and possible action on proposed revisions to the City's Small Lot Subdivision Ordinance

May include reports from the recent South Hollywood Neighborhood Association meeting on the revisions.

C. Discussion and possible action to reconsider November Board support vote for a CUB for a full line of alcohol sales at a sushi restaurant at 7015 W. Melrose.

GWNC Board voted to support the application in November, 2015, but letters of support do not appear to have been sent yet. A few days ago, GWNC heard from LAPD that it has been holding off on supporting the application because they have found 12 alcohol permits listed for the location when only 2 are allowed. A search of the ABC website on Feb. 18 shows six cancelled, revoked or withdrawn permits, and one pending. A search of ZIMAS on the same day showed one CUB from 2005, and the current pending case. ZA hearing was February 17, but no word yet on outcome. Further research and discussion with LAPD may be warranted, to find out more about other possible existing permits not known to GWNC at time of vote.

D. Update, discussion and possible action on a proposal to demolish nine single-family residences and construct a new 5-story, 88-unit apartment building over garage levels at 501-543 N. Wilton (John Reed)

Representatives made presentation to committee at December 2015 meeting; committee concerns included traffic issues and building design features. (Note: item was tentative at time of agenda publication; may be tabled until a future meeting.)

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

A. Initial presentation, discussion and possible action on an application for an Historic Cultural Monument at 81 Freemont Place. (Mitzi March Mogul, Historic Preservation Consultant)

B. Discussion and possible action on a proposed new Homeless Ordinance

Item appeared on last month's Early Notification Report. City is considering amendment to the LA Municipal Code to establish and operate homeless shelters in various zones.

C. Discussion and possible action on a proposed new Unapproved Dwelling Unit Ordinance

Proposal would create a process for granting legal status to currently existing unapproved dwelling units in multi-family buildings when certain affordability criteria and performance standards are met.

E. Initial presentation, discussion and possible action on an application for a Tentative Tract Map to demolish two single-family homes and build an 18-unit condominium building at 820 S. Wilton Pl. (Taik Kim)

(Note: item was tentative at time of agenda publication; may be tabled for a future meeting.)

F. Initial presentation, discussion and possible action on an application for a Tentative Tract Map to a 21-unit condominium building on a vacant lot at 901 S. Gramercy (Taik Kim)

(Note: item was tentative at time of agenda publication; may be tabled for a future meeting.)

F. Initial presentation, discussion and possible action on an application for a CUB for the continued sales of a full line of alcoholic beverages and a change of use from retail to restaurant on a mezzanine-level space at Osteria La Buca restaurant. (Kate Bartolo)

Proposed hours of operation: 11 a.m. to 10:30 p.m, M-Th 11 a.m. to 12 a.m. Fri-Sat, 11 a.m. to 10 pm Sun.

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. ReCodeLA – Recent AIA Presentation and Upcoming Community Workshops:

ReCodeLA Presentation to AIA:

http://www.aialosangeles.org/images/News/2016/AIA%20presentation_recode%20%281-13-16%29.pdf

Upcoming Community Workshops on ReCodeLA:

<http://recode.la/updates/news/public-forums-sneak-peek-new-zoning-code>

B. Possible agenda items for upcoming meeting:

- i. New Density Bonus application for a new 2-story, 40 unit mixed use 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. Update on plans to build an 8-unit Small Lot Subdivision project at 117 N. Manhattan Pl.
- viii. 4-unit small lot subdivision at 901 S. Gramercy

- ix. Application for Historic Cultural Monument status for a single family residence at 211 S. Muirfield
- x. Application for a Tentative Tract Map to build a 6-unit Small Lot Subdivision project at 3607 W. Olympic Blvd.
- xi. Application for a Change of Use to allow a new museum at the former Scottish Rite Temple at 4357 Wilshire Blvd.

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.

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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)
- Via the L.A. City Early Notification System at <http://www.lacity.org/government/subscriptions/neighborhoodcouncils/index.htm>

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