

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 – Patricia
Lombard
Area 5 – Hancock Park – James
Wolf
Area 6 – La Brea-Hancock – Bill
Funderburk
Area 7 – Larchmont Village –
Fred Mariscal
Area 8 – Melrose – Dorian
Shapiro
Area 9 – Oakwood/Maplewood/St.
Andrews – Jason Peers
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 – Clinton Oie
Other Non-Profit – Daniel Whitley
Religion – Mike Genewick
Renters – Joseph Hoffman



**GREATER WILSHIRE
NEIGHBORHOOD
COUNCIL**

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

(424) 901-1409

info@greaterwilshire.org

<http://www.greaterwilshire.org>

**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

**Land Use Committee
Agenda**

**Wilshire United Methodist Church
4350 Wilshire Blvd.
Los Angeles, CA 90005
Tuesday, February 24, 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 January 27, 2014 minutes
 - B. Review of Early Notification Report for possible future agenda items
4. **OLD BUSINESS (Discussion and Possible Action)** (60 minutes)
 - A. **Updates, 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)

At the applicant's last appearance, at the January LUC meeting, committee members requested that applicants seek support from neighbors in the adjacent Windsor Village area before the LUC votes on the application.

B. 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, with an earlier opening hour, 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). At the January LUC meeting, committee members requested that applicants return with corrected hours on the application form.

C. 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 renewal of previous application, with later closing time. At the January LUC meeting, committee members requested that applicants seek support from nearest residential neighbors, and correct the hours requested on the application form.

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

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

A. Initial presentation, discussion and possible action on application for construction of a new 5-story, 44-unit condominium building at 850 S. Crenshaw (Camille Zeitouny)

Applicants are seeking approval of a Tract Map for the project.

B. 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)

C. 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.

D. Initial presentation of application to construct an apartment building with density bonus at 801-813 Hudson (Michael Cohanzad)

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

- Update on the development of a parking lot into 22 townhouse units over subterranean parking at **612 S. Norton** and **4055 Wilshire Blvd.** (Jared Sopko)
- Update on plans for construction of a 162-unit, 7-story apartment complex at **700 S. Manhattan** (Jared Sopko)
- Initial presentation, discussion and possible action on application for a new development project at **5016 Rosewood Ave.** (Sam Trude, Kurt Gibbs)
- CUB application for beer and wine sales at the Burger Lounge restaurant at **217 N. Larchmont** (Sheryl Brady)
- Initial presentation and possible action on plans to build 6,000 square feet of retail space at **101 N. La Brea** (Matthew Wister)
- 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)
- Construction of a 4-story, 22-unit apartment complex with Density Bonus at **5022-5026 Rosewood Ave.** (Frank Afari)
- Application to demolish existing structures and build 169 apartments at **904-932 N. La Brea Ave.** (Michael Gonzales).
- Application for construction of a 9-unit apartment building at **963 S. Wilton** (Anabel Salazar)
- Discussion of city policy on hiring outside counsel for Land Use and CEQA cases

B. Next meeting: Tuesday, March 24, 2015

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.

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.

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

THE AMERICANS WITH DISABILITIES ACT -- As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the GWNC Secretary at (424) 901-1409, toll-free at 311, or e-mail info@greaterwilshire.org.

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 or (424) 901-1409.

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:(424)901-1409) O INFO@GREATERWILSHIRE.ORG