

CITY OF LOS ANGELES
CALIFORNIA

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Other Non-Profit – Daniel Whitley
Religion – Mike Genewick
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**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

Land Use Committee
Agenda
Wilshire United Methodist Church
4350 Wilshire Blvd.
Los Angeles, CA 90005
Tuesday, March 24, 2015, 6:30 p.m.

**GREATER WILSHIRE
NEIGHBORHOOD
COUNCIL**

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

(424) 901-1409

info@greaterwilshire.org

<http://www.greaterwilshire.org>

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 (Barbara Savage)
 - 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 February 24, 2014 minutes
 - B. Review of Early Notification Report for possible future agenda items
4. **OLD BUSINESS (Discussion and Possible Action)** (60 minutes)
 - A. 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 February LUC meeting, discussion centered on applicants' recent meetings with the Windsor Village Association. Committee members recommended that the applicants create a set of voluntary conditions for the permit that would directly address neighbors' concerns regarding traffic, parking and late-night noise from special events.

B. Discussion and possible action on an application for a variance to allow added density in the construction of a 162-unit apartment complex at 700 S. Manhattan Pl. (Jared Sopko)

Applicants first presented at 11/14 meeting and agreed at that time to drop the variance request in favor of a Density Bonus application. Neighbors from Country Club Heights have expressed concerns with density, height, neighborhood compatibility and other issues. Official Density Bonus application has not been received.

C. Discussion and possible action on an application for a CUB renewal and parking variance for the Xiomara restaurant at 6101 Melrose (Art Rodriguez/Alex Campbell)

Applicant is requesting continued sale of a full line of alcoholic beverages for on-site consumption, with an earlier opening hour, 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, and limited live entertainment. At the February LUC meeting, committee members requested that applicants return with a survey of other restaurants and liquor permits in the area, to make sure the applicants' newly requested hours are not outside the norm for the neighborhood.

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 a CUB to upgrade from beer and wine to a full line of liquor sales at a market at **6801 W. Melrose** (Art Rodriguez/Alex Campbell)

B. Initial presentation, discussion and possible action on a CUB application for beer and wine sales at the Burger Lounge restaurant at **217 N. Larchmont** (Sheryl Brady)

C. Initial presentation, discussion and possible action on a draft motion regarding CUB application for a full line of liquor sales at an existing restaurant space on the 7th floor at **4680 W. Wilshire Blvd. (Farmers' Insurance building)** (see handout for motion text)

D. *Initial presentation, discussion and possible action on an application to construct a 9-unit apartment building at **963 S. Wilton** (Anabel Salazar)*

E. *Initial presentation, discussion and possible action on an application to construct a 3-story, 4-unit Small Lot Subdivision project at **5016 Rosewood Ave.** (Sam Trude/Kurt Gibbs)*

F. *Initial discussion and possible action on an application for a teardown and rebuild of*

a single family residence at 217 N. Windsor, in the Windsor Square HPOZ...and a neighborhood petition opposing the application.

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. Status update on anti-mansionization ICO (Savage)

B. Possible agenda items for upcoming meetings

- Update on construction of a new 5-story, 44-unit condominium building at **850 S. Crenshaw** (Camille Zeitouny)
 - 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)
 - Initial presentation and possible action on plans to build 6,000 square feet of retail space at **101 N. La Brea** (Matthew Wister)
 - 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 the installation of a wireless telecommunications facility atop an apartment building at **407 S. Gramercy** (Mark Berline)
 - Application for the demolition of nine single family residences and construction of a new 5-story, 988-unit apartment building over garage levels at **501 N. Wilton** (John Reed)
 - Application to construct an apartment building with density bonus at **801-813 Hudson** (Michael Cohanzad)
 - 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)
 - Discussion of city policy on hiring outside counsel for Land Use and CEQA cases
- C. Next meeting: Tuesday, April 28, 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.

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- 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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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