

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 –
Charles D’Atri
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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**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

Land Use Committee
Agenda
Wilshire United Methodist Church
4350 Wilshire Blvd.
Los Angeles, CA 90005
Tuesday, April 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 (Philip Farha)

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

- 3. ADMINISTRATIVE ITEMS (Discussion and Action)** (5 minutes)
 - A.** New Volunteer for the Land Use Committee (Discussion and Action)
Introduction of John Perfitt and possible nomination/confirmation motion.
 - B.** Review and adoption of February 23, 2016 minutes
 - C.** Review of Early Planning Report for possible future action items

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

- A. 836 – 850 Crenshaw Blvd.** (Discussion and Possible Action) (Kevin McDonnell)
Update on a proposed new 5-story, 44-unit condominium bldg. Initially presented in February 2015. Presented again in March, 2016, with revised plans and confirmation of outreach with nearby neighbors in the adjacent Boulevard Heights historic district. Committee members felt designs have improved since the first review, but expressed continuing concerns about the height of the wall along the front sidewalk, as well as a desire to see more landscaping details. Committee voted to oppose the project as presented, and asked the developers to return with a more detailed landscaping plan.
- B. 117 N. Manhattan Pl.** (Discussion and Possible Action) (Taik Kim)
Update on an application for construction of an 8-unit small lot subdivision at 117 N. Manhattan Pl. First presented at 1/16. LUC meeting. Committee members asked that changes be noted in Application docs and that developers do neighborhood outreach before returning for a vote.
- C. 901 Gramercy tentative tract to build 21 Condominiums 9-2 br. and 12-3 br.**
(Discussion and Possible Action) (Taik Kim) *Surveyor appeared at March meeting but was not prepared to present. Was asked to return with plans and details of the project.*
- D. 4807-4813 W. Oakwood** (Discussion and Possible Action) (King Woods) *Presented at March LUC meeting. Discussed design details, materials and landscaping. Committee asked applicant to return with updates as plans progress.*
- E. 4001 W. 6th Street** (Discussion and Possible Action) (Hana Oh) *Application for a CUB for a full line of alcoholic beverages in conjunction with restaurant use. Applicant made an initial presentation at the March LUC meeting, but didn't have full information.*
- F. 5022 - 5026 W. Rosewood Ave** (Discussion and Possible Action) (Dan Daneshrad)
This address had a Density Bonus Application for a 22-unit development, which was terminated last year at the request of the developer. Since then the project has had the address 5030 -5032 associated with it, but a Zimas search shows no new applications or case numbers. Developer does have an excavation permit that requests excavating within 0.3' (3/10ths of a foot) from the lot line. As of 4-18-16 no new entitlement applications have been filed. Unclear whether current construction is for the old density bonus project or a new one, and whether or not there are any entitlements necessary.

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

- A. 125 S. Wilton Drive** (Discussion and Possible Action) (Vanessa Withers)
Initial presentation of an application to designate a single family residence as an Historic Cultural Monument.
- B. 211 S. Muirfield Road** (Discussion and Possible Action) (Vanessa Withers)
Initial presentation of an application to designate a single family residence as an Historic Cultural Monument

C. Proposed New Ordinance on Home Sharing and Short-Term Rentals (*Discussion and Possible Action*) (*Michael Glesne*)
Initial presentation and discussion of a proposed new ordinance to regulate short-term rentals in the City of Los Angeles (per CF-16-1435-S2)

D. 401 N. McCadden Place (Discussion and Possible Action)(Lauren Lunzer)
Initial presentation of plans for a Day Care Facility in a single-family home in the Hancock Park HPOZ.

E. 4680 Wilshire Blvd./Farmer's Insurance Building (Discussion and Possible Action)(Brookside neighbors and CIM Project Manager Clyde Wood)
Discussion of proposed earthquake retrofit work by CIM developers at the historic Farmers' Insurance building. Requested by GWNC President Owen Smith at the March Board meeting. Developers would like to proceed with necessary earthquake retrofit work, but are being held up by pending EIR process. Neighbors are divided on the issue.

F. 924 S. Mansfield Ave. (Discussion and Possible Action) (David Shaw)
Initial discussion of an over-height wall that has already been built and owner would like to legalize. Sycamore Square Neighborhood Association has requested review of the case.

6. COMMITTEE MEMBER REPORTS (Including Discussion and Possible Action)(10 minutes)

A. Transportation Committee Liaison Report (Stromberg)
Update on local transportation issues GWNC is monitoring.

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS (5 minutes)

A. New Draft of BMO Revisions Released
Community meetings scheduled (see handout); will agendaize for May LUC meeting.

B. Possible agenda items for upcoming meeting:

- i. **700-716 S. Manhattan Pl, 701-711 S. Western Ave and 3814 W. 7th St.** - New Density Bonus application for a new 2-story, 40 unit mixed use project
- ii. **7000-7024 W. Melrose Ave** - Density bonus with on-menu incentives for a 40-unit, 2-story residential development.
- iii. **304 N. LaBrea** - Requesting a CUB for full line of alcohol sales for off-site consumption
- iv. **612 S. Norton and 4055 W. Wilshire Blvd.** - Updates on plans for townhouses and condominiums
- v. **800 S. Lorraine** - Update on an application for a tract map to allow construction of a new 8-unit condominium building
- vi. **520 N. LaBrea** - CUB for a CUB for a full line of liquor sales for on-site consumption at the Lyric Theatre. Application has not been filed yet.
- vii. **3607 W. Olympic Blvd.** - Application for a Tentative Tract Map to build a 6-unit Small Lot Subdivision project
- viii. **5555 Melrose Ave.** - Paramount Pictures Master Plan project

- ix. **5143 W. Maplewood** - Application for Density Bonus for construction of a 5-story 34-unit 56' high apartment Building
- x. **518 N. Gramercy** - Application for Density Bonus for construction of a 4-story, 65-unit apartment building
- xi. **6926 Clinton St. - 546 N. Sycamore** - 4-unit SLS
- xii. **712-718 N. Hudson** - Tentative Tract Map and Density Bonus for a 23-unit condominium

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.

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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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