

CITY OF LOS ANGELES  
CALIFORNIA

**Greater Wilshire Neighborhood Council  
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Area 7 – Larchmont Village: Charles D’Atri  
Area 8 – Melrose: Philip Farha  
Area 9 – Oakwood/Maplewood/St. Andrews:  
Nancy Kim  
Area 10 – Ridgewood-Wilton/St. Andrews  
Square: Patricia Carroll  
Area 11 – Sycamore Square: Steven Senigram  
Area 12 – Western-Wilton: Greg Wittmann  
Area 13 – Wilshire Park: John Gresham  
Area 14 – Windsor Square: Caroline Labiner  
Moser  
Area 15 – Windsor Village: Julie Stromberg  
At-Large: Karen Gillman  
Business: John Winther  
Education: vacant  
Other Non-Profit: Tucker Carney  
Religion: Mike Genewick  
Renters: Joe Hoffman



**GREATER WILSHIRE  
NEIGHBORHOOD COUNCIL**

Land Use Committee Agenda  
Wilshire United Methodist Church  
4350 Wilshire Blvd.  
Los Angeles, CA 90005  
Tuesday, May 24, 2016 – 6:30 p.m.

**GREATER WILSHIRE  
NEIGHBORHOOD  
COUNCIL**

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

(424) 901-1409

[info@greaterwilshire.org](mailto:info@greaterwilshire.org)

[www.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 (James Wolf)
- B. Roll Call (Philip Farha)
- C. Welcome and Approval/Seating of New Committee Members  
Sue Horwitz (Board Alternate for Area 11/Sycamore Square)  
Rory Cunningham (Resident of St. Andrews Square)
- D. Election of new committee secretary

**2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**

**(5 minutes)**

**3. ADMINISTRATIVE ITEMS (Discussion and Action)**

**(5 minutes)**

- A. Review and adoption of April 26, 2016 minutes
- B. Review of Early Planning Report for possible future action items

**4. OLD BUSINESS (Discussion and Possible Action)**

**(60 minutes)**

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

- A. **4807-4813 W. Oakwood** (Discussion and Possible Action) (King Woods & Kenneth Ree)  
Tentative Tract Map for a 4-story, 18-unit condominium project. Presented at March LUC meeting. Discussed design details, materials and landscaping. Committee asked applicant to return with updates and material samples.
- B. **117 N. Manhattan Pl.** (*Discussion and Possible Action*) (Taik Kim)  
*Update on an application for construction of an 8-unit Small Lot Subdivision. 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 S. Gramercy** (Discussion and Possible Action) (Taik Kim)  
*Tentative tract to build 21 Condominiums 9-2 br. and 12-3 br. Surveyor appeared at March meeting but was not prepared to present. Was asked to return with plans and details of the project.*
- D. **5555 Melrose Ave** (Discussion and Possible Action) (Mary Ann Biewener) Paramount Pictures Master Plan project. Presentation of neighborhood concerns regarding FEIR, by neighbor who lives south of the project on the 600 Block of N. Plymouth Blvd.
- E. **5030 (5032? 5036?) W. Rosewood Ave** (Discussion and Possible Action) (Dan Daneshrad)  
*Part of the parcel at this address (5036) 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.*
- F. **Second draft of City's Revision to Baseline Mansionization Ordinance** (Discussion and Possible Action)  
In April, the city released a new draft of proposed revisions to the Baseline Mansionization Ordinance, which remove some provisions of the first draft (e.g. inclusion of attached garage space in overall square footage calculations), and added some new provisions (e.g. requirements for encroachment planes and side wall articulation), which some advocates feel have moved the new draft in the wrong direction.
- G. **Proposed New Ordinance on Home Sharing and Short-Term Rentals (Discussion and Possible Action)**  
Topic was agendaized last month, but city representative could not attend due to limited city resources. Hearing date was Saturday, May 21. Comment deadline is June 6.

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

- A. **300-306 N. La Brea Ave** (Discussion and Possible Action) (Dafne Gokcen)  
Initial presentation of a CUB application requesting to sell a full line of alcoholic beverages for off-site consumption. Market has a permit for beer and wine, and has recently expanded to an adjoining unit in the mini-mall.
- B. **712-718 N. Hudson Ave** (Discussion and Possible Action) (Alex Sobles, Leo Chan and John Friedman)  
Initial presentation of Tentative Tract Map and density bonus for a 23-unit condominium project.
- C. **953 S. Citrus Ave** (Discussion and Possible Action) (Oscar Chun)  
Subdivision of a single-family R-1 parcel to 2 single-family R-1 parcels, and to build a second house on the divided property.
- D. **565 N. Windsor Blvd** – (Discussion and Possible Action) (Christopher Hilty, Michael Hilty, Gjulio Zavolta)  
Zone Variance to construct a one-story garage that will match the architecture of the house.

**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. **Los Angeles Superior Court ruling on an appeal of a Small Lot Subdivision approval in the Melrose Area. Case may have city-wide implications.**

The Court ruled that the City of Los Angeles violated the rights of Los Angeles residents to due process because the City's Planning Commission and the City Council failed to consider the appeals and instead, summarily denied them without a hearing. The Court also held that Los Angeles Municipal Code sections 17.06(A)(4) and (A)(5), which the City used to justify the denial of appeals, unlawfully conflicted with the California state Subdivision Map Act. Under the Court's ruling, the Planning Commission and City Council must now hear and consider community members' timely appeals of subdivision development approvals.  
<http://www.citywatchla.com/index.php/the-la-beat/11069-judge-sides-with-mid-city-activists-says-la-planning-commission-and-city-council-screwed-over-neighborhood-coalition>

**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. **518 N. Gramercy Place** – Density Bonus application for a 4-story 65-unit Apartment Building with subterranean garage.
- 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. **5143 W. Maplewood** - Application for Density Bonus for construction of a 5- story 34-unit 56' high apartment Building
- ix. **518 N. Gramercy** - Application for Density Bonus for construction of a 4- story, 65-unit apartment building
- x. **6926 Clinton St. - 546 N. Sycamore** - 4-unit SLS
- xi. **712-718 N. Hudson** - Tentative Tract Map and Density Bonus for a 23-unit condominium
- xii. **813 N. McCadden Place** - One parcel into 4 single family parcels and an adjustment for 34' in lieu of 30'
- xiii. **632 S. Arden Boulevard** – Existing 2,569 sf single-story residence in an HPOZ to add 623 sf to the first floor and a 22 ft. high second floor with 1,502 sf of second floor addition. Total completed sf will be 4,693.
- xiv. **6926-6932 W. Clinton Street** – SLS of a maximum of 4 small lot homes
- xv. **836 S. Crenshaw** – construction of a new 5-story-, 44-unit condominium building

**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 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](mailto: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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