

CITY OF LOS ANGELES
CALIFORNIA

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**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

Land Use Committee Agenda
Wilshire United Methodist Church
4350 Wilshire Boulevard
Los Angeles, CA 90005
Tuesday, July 26, 2016 – 6:30 p.m.

**GREATER WILSHIRE
NEIGHBORHOOD
COUNCIL**

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Los Angeles, CA 90004

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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 and Seating of New Committee Members
- 2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS (5 minutes)**
- 3. ADMINISTRATIVE ITEMS (Discussion and Action) (5 minutes)**
 - a. Review and adoption of June 28, 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. **117 N. Manhattan Place** - (Discussion and Possible Action) (Taik Kim) 8-unit SLS, 10K square feet, 15-foot front setback, 5-foot side and rear setbacks. Neighbors and committee members urged him to consider revisions, meet with neighbors and return with updates. In February Mr. Kim and he said they have not yet made any revisions. Not ready for 2-23-2016 mtg. Presented at the March LUC Committee members asked that changes be noted in Application docs and that developers do neighborhood outreach before returning for a vote. No hearing scheduled. ENV-2015-3922-EAF, VTT-73902-SL
 - b. **421 S. Wilton Place** - (Discussion and Possible Action) (Margaret Taylor and Jonathon Dilworth) Presented at the June LUC and were asked to come back in August. Since that meeting, a hearing date of 09/07/2016 was set. Application is for a single family residence to be demolished and 4 small lot

homes on a 6,625 Square foot lot in the R3-1 Zone. The committee requested and the developer agreed that they come back in July. AA-2016-1798-PMLA-SL, ENV-2016-1799-CE

- c. **703 N. McCadden Place** - (Discussion and Possible Action) (Andy Simhaee and Daniel Pourbaba) Vacant Lot. Application to subdivide into two lots and build a Duplex on each lot in an R2-1XL zone. ENV-2016-1964-CE, AA-2016-1963-PMLA. The committee encouraged outreach to the neighbors before returning. Hearing date of 09/07/2016.
- d. **Small Lot Subdivision** - Code Amendment and Policy Update - (*Discussion and Possible Action*) Comments to the SLS Code Amendment and Policy Update are due by August 8, 2016.

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

- a. **507 N. Sycamore Ave.**- (Discussion and Possible Action) (Karman Kazemi and Daniel Farasat) Demolish Duplex to construct a new 6-unit SLS with entitlements to allow height of 33.5 ft in lieu of 30 ft allowed in height district 1XL (14% for height of railing). Hearing date of 09/07/2016.
- b. **5019 W. Maplewood Ave** - (Discussion and Possible Action) (Taik Kim) 5 – unit condominium with 10 parking spaces and 1 guest parking space. This is an EXPEDITED PROCESSING SECTION Application VTT Map No. TT-74229- CN, ENV-2016-2158-EAF.
- c. **743 N. June Street** – (Discussion and Possible Action) (Kyle Bui Current house is a 12 feet tall single family home about 1,146 sq. ft. w/3bedrooms (2 Jack & Jill) and one bath. Detached garage at the back of the house. Proposed project is to maintain the height of 12 feet but to build out 432 sq. ft. to the back of the house which will make the house 1,578 sq. ft. This is in an ICO area and Applicant has a Hardship Application #14-0656-S27.
- d. **5030 W. Rosewood Ave** (*Discussion and Possible Action*) (*Dan Daneshrad*) *New 4-story, 22 unit apartment building with 1 level sub garage. Entitlements: Density bonus with 2 units (10%) set aside for Very Low Income units. DBS issued permits for Bldg, HVAC, Plumbing, Demolition, Grading, and Shoring on July 6, 2016. LADBS permit #s: 15010-10000-00984, 15044-20000-08036, 15042-20000-15991, 15019-10000-02618, 15030-10000-01606, 15020-10000-00656*
- e. **Affordable Housing Bill Cuts CEQA** - (Discussion and Possible Action)
- f. **HPOZ Ordinance Proposed Revisions** - (Discussion and Possible Action) (Karen Gilman) Public comment deadline is August 11, 2016.

6. COMMITTEE MEMBER REPORTS (Including Discussion and Possible Action) (5 minutes)

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

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS (5 minutes)

- a. **BMO/BHO Report** – (Karen Gilman) Commission Approves Sweeping Restrictions to Curb Mansionization in LA
- b. Possible agenda items for upcoming meeting:
 - i. **953 S. Citrus Ave** – Application for a subdivision of a single-family parcel to 2 single-family parcels. Application to build a second house on the R-1 property.
 - ii. **924 S. Mansfield Ave** - Wall has already been built, and owner is trying to legalize it after the fact.
 - iii. **3607 W. Olympic Blvd.** - (Discussion and Possible Action) (Lazlo Faerstain) Application for a Tentative Tract Map to build a 6- unit Small Lot Subdivision project. Applicant came to March meeting but was not prepared to present. He has been invited to come back but now is hiring a new team and starting the project from the beginning. We will contact in September, 2016.
 - iv. **800 S. Lorraine Ave.** – (Discussion and Possible Action) (Kamran Khoubian) There are 2 applications for this address. One is for an New 3-story, 11-unit apartment building on vacant lot

and the other is for narrowing the street from 40 ft. to 33 ft. This is an HPOZ area but the HPOZ would like GWNC to weigh in on this

- v. **612 S. Norton and 4055 W. Wilshire Blvd.** - Updates on plans for townhouses and condominiums
 - vi. **7000-7024 W. Melrose Ave** - Density bonus with on-menu incentives for a 40- unit, 2-story residential development.
 - vii. **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.
 - viii. **520 N. La Brea Ave** - (Discussion and Possible Action) (Kyoshi Graves) CUB for sales of full line of liquor for on-site consumption at the existing Lyric Theatre. Applicant attended LUC meeting in 2015 to explore the idea and seek input on possible issues - also considering a dance club.
 - ix. **5555 Melrose Ave, Paramount Studios** - Master Plan for Long term expansion project (25 Years)
 - x. **518 N. Gramercy Pl** – Applicant is filing a new application and wants us to contact him in September or October.
 - xi. **115 S. St. Andrews Place** – Applicant is out of town on a emergency.
- c. Next meeting, August 23, 2016 at 6:30 pm

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.

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- 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)
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