

CITY OF LOS ANGELES
CALIFORNIA

**Greater Wilshire
Neighborhood Council
Governing Board Members:**

President – Owen Smith
Vice President – James Wolf
Secretary – Jeffry Carpenter
Treasurer – Patricia Carroll

Area 1 – Brookside – Owen Smith
Area 2 – Citrus Square – Jeffry
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 – 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 – vacant
Religion – Mike Genewick
Renters – Joseph Hoffman



*GREATER WILSHIRE
NEIGHBORHOOD COUNCIL*

Land Use Committee
Agenda

Wilshire United Methodist Church
4350 Wilshire Blvd.
Los Angeles, CA 90005
Tuesday, August 25, 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 (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 June 23, 2015 minutes
 - B. Review Early Notification Report
 - C. Alan Bernstein has been absent for over twelve consecutive months. Committee needs to take action to remove him so that the official quorum numbers can be readjusted.
4. **OLD BUSINESS (Discussion and Possible Action)** (60 minutes)

A. 407 S. Gramercy

Construction of an unmanned wireless telecommunications facility atop an apartment building. Will be visible from street.

Originally supported by both LUC and GWNC Board, but Renters of building are opposed. At the Aug 12 GWNC Board meeting the board members voted to revisit the project and hear from both the applicant and the renters.

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

A. 864 S 3rd Ave SFR

*Addition to house 395sf at 1st floor and 576 sf on 2nd floor sfr
Wilshire Park HPOZ (Paul Lee)*

B. 7016 Melrose Ave (Starbucks)

CUZ opening hours of a new Starbucks from 0500-0000 Elizabeth Valerio.

C. 7000-7024 W Melrose Ave (Melrose Crossing)

Density bonus On Menu Incentives. 12.21.1 incentive for an increase in the allowable flr area by 32.5% from FAR (50,535 sf) to 1.988 FAR (66,959) sf. 2 stories residential consisting of 40 units with a roof deck over 1 level of 7500 sf of commercial and on grade parking over 3 levels of subT parking. The project is being developed in conjunction with the maintenance of existing 2 stry comm bldg on the corner of melrose and LaBrea and will be lot-tied currently used as Valet parking lot and 2 stry comm bldg proposed Mixed Use

D. 107 and 109 Larchmont Blvd (The Bungalow)

*clarification on Q condition #2 of ordinance No. 168,334 to clarify the definition of a "restaurant" under the ordinance and what the phrase "primarily for the purpose of selling food to be consumed off premises" means, which is used to classify "take-out" versus sit down restaurants. The request is to be defined such * Code Sectio relief: Q Condition #2 to exclude the definition those food service establishments in Subarea 2 in which over 50% of customer orders are made for take out service. attachment included in application. (Danny Aleshire).*

E. 520 N. La Brea

Application for a CUB for a full line of liquor sales for on-site consumption at the existing Lyric Theater (Kiyoshi Graves)

F. 408 N. Plymouth

Neighborhood opposition to hardship exemption.

G. 4357 W. Wilshire Blvd.

Application for a Change of Use to convert the old Scottish Rite Temple to a private, non-profit museum at (Michael Gruber)

6. COMMITTEE MEMBER REPORTS (including discussion and possible action

items, if listed):
(10minutes)

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

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS (5 minutes)

A. Possible agenda items for upcoming meetings:

- **501-543 N. Wilton**
Demolition of 9 single family residences and development of a 5-story, 88-unit apartment building at (John Reed)
- **4807-4813 W Oakwood (“Saint Oak II”)**
Construct a 4 story 18 unit residential condominium dev. w/ a 1 story subT garage R3-1. (King Woods)
- **4055 W. Wilshire Blvd.**
- **Updates on plans for townhouses and condominiums at 612 S. Norton and (Kay Lee)**
- **800 S. Lorraine**
Update on application for a tract map to allow construction of a new 8-unit condominium building at (Kamran Kazemi, Frank Toloui)
- **836-850 S. Crenshaw**
Update on application to build a new 5-story, 44-unit condominium building at (Camille Zeitouny)

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>

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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:4249011409) O INFO@GREATERWILSHIRE.ORG