

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, September 27, 2016 – 6:30 p.m.

**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

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

(323) 539-GWNC (4962)

info@greaterwilshire.org

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 - Chair)
 - b. Roll Call (Philip Farha - Secretary)
- 2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS (5 minutes)**
- 3. ADMINISTRATIVE ITEMS (Discussion and Action) (5 minutes)**
 - a. Review and adoption of August 23, 2016 minutes
 - b. Review of Early Planning Report for possible future action items
- 4. OLD BUSINESS (Discussion and Possible Action) (30 minutes)**

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

 - a. **953 S. Citrus Ave** – (Discussion and Possible Action)
Originally presented as an application for a subdivision of a single-family parcel to 2 single-family parcels in an R-1 zone. Neighbors notified of demolition permit application.
- 5. NEW BUSINESS (Discussion and Possible Action) (60 minutes)**
 - a. **6063-6065 W. Melrose Ave** (*Discussion and Possible Action*) (*David Weissglass*)
New CUB application requesting the sale of a full line of alcohol for on-site consumption at a new restaurant. Conversion of an auto shop to a restaurant is currently underway. ZA-2016-3374-CUB

b. 667-671 N Wilton Pl. - (Discussion and Possible Action) (Robert Assil/ Dana Sayles)

Demo 2 residential bldgs. The construction, operation, and maintenance of a residential building with 34-units, two levels of parking with 34-parking stalls, a 35% density bonus, utilizing two incentives. DIR-2016-2598-DB

c. Second Dwelling Unit Ordinance - (Discussion and Possible Action) (Philip Farha)

d. Urban Agriculture Incentive Zone - (Discussion and Possible Action)

An Urban Agriculture Zone Contract is a voluntary contract between the City and a property owner of vacant property, where the property owner agrees to use the property for an active agricultural use for a period of five years in exchange for a potential property tax reduction. CPC-2016-3161-CA, ENV-2016-3162-CE

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

2. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS (5 minutes)

a. Possible agenda items for upcoming meeting:

- i. **551 N. Bronson Ave - (Jonathon Riker)** Application for Hardship Exemption from the current ICO which prohibits expansions of greater than 20% of an existing home's floor area. Proposed addition is for 586 sq. ft. existing residence is 1,195 sq. ft.
- ii. **708-712 S. Gramercy Drive - Demo 2** single family residences and build a 5-story, 32-unit apartment (Daniel Ahadian/Benhour Elyashan)
- iii. **7000-7024 W. Melrose Ave - (Daniel Ahadian/Daniel Farasat)** Density bonus with on-menu incentives for a 40- unit, 2-story residential development over retail with 3 levels of subterranean parking. No case numbers found but project has been approved by City Planning and permits issued.
- iv. **3607 W. Olympic Blvd. - (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.
- v. **800 S. Lorraine Ave. - (Kamran Khoubian)** New 3-story, 11-unit apartment building on vacant lot and the other is for narrowing the street from 40 ft. to 33 ft.
- vi. **612 S. Norton and 4055 W. Wilshire Blvd. -** Updates on plans for townhouses and condominiums
- vii. **5555 Melrose Ave, Paramount Studios -** Master Plan for Long term expansion project (25 Years)
- viii. **518 N. Gramercy Pl -** Applicant is filing a new application, wants us to contact him in October.

b. Next meeting, October 25, 2016 at 6:30 pm

3. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS. (5 minutes)

4. ADJOURNMENT

Time allocations for agenda items are approximate and may be shortened or lengthened at the discretion of the Chairperson.

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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- 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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