

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 – 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, November 24, 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 August 25, September 29, and October 27, 2015 minutes
 - B. Review Early Notification Report
4. **OLD BUSINESS (Discussion and Possible Action)** (10 minutes)

A. 640 N. LaBrea The Applicant requests approval of a Mini Shopping Center Exception to allow for a deviation of the Development Standards, allowing extended hours of operation in conjunction with a 2,980 square foot circuit training gym. The fitness center will open at 5 am, instead of the required 7 am, seven days a week. **Pursuant To L.A.M.C. Section 12.24 W 27 See attached handouts.**

5. NEW BUSINESS (Discussion and Possible Action) (45 minutes)

B. 6926 Clinton Demolition of existing four unit building to build 4-lot small lot subdivision. The property is zoned RD1.5-1XL. (AA-2015-3553-PMLA-SL) Sam Trude, Nick Kazemi.

C. 7015 Melrose CUP for a sushi restaurant "Tsuru Sushi" for extended hours 0900-0000. Art Rodriguez, David Weissglass

D. 901 S. Gramercy Asking for a Tentative Tract Proposed 21 unit Condo with 42 parking spaces. The lot is zoned R3-1 currently vacant. (Taik Kim)

E. 655 N Rossmore Starbucks Change of Use Existing retail Store C2-1
New Starbucks replacing Valero Gas Station on the corner of Melrose. Asking for early opening hours from 4am-12am 7 days a week. (12.24 W27) including deliveries.

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. Metro updates

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS (5 minutes)

A. Possible agenda items for upcoming meetings:

7000-7024 W Melrose Ave

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

501-543 N. Wilton

Demolition of 9 single family residences and development of a 5-story, 88-unit apartment building (John Reed)

4807-4813 W Oakwood ("Saint Oak II")

Construct a 4 story 18 unit residential condominium dev. w/ a 1 stry 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 (Kamran Kazemi, Frank Toloui)

836-850 S. Crenshaw

Update on application to build a new 5-story, 44-unit condominium building (Camille Zeitouny)

7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

(5 minutes)

8. 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>

THE AMERICANS WITH DISABILITIES ACT -- As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the GWNC Secretary at (424) 901-1409, toll-free at 311, or e-mail info@greaterwilshire.org.

PUBLIC ACCESS OF RECORDS -- In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website at <http://www.greaterwilshire.org> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact info@greaterwilshire.org or (424) 901-1409.

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