

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, November 22, 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 (Secretary)
- 2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS (5 minutes)**
- 3. ADMINISTRATIVE ITEMS (Discussion and Action) (5 minutes)**
 - a. Review and adoption of October 25, 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. **813-815 N. McCadden Place** (Discussion and Possible Action) (Justin Maghen)
Application to demolish a duplex on one lot and construct 4-single family parcels with adjustment for 34-foot building height in lieu of 30-foot. AA-2016-1474-PMLA, ENV-2016-1475-CE. Hearing date December 15, 2016.
- 5. NEW BUSINESS (Discussion and Possible Action) (60 minutes)**
 - a. **551 N. Bronson Ave** (Discussion and Possible Action) (Jonathan Riker)
Applicant is seeking approval of a Hardship Exemption from the current ICO which prohibits

expansion of residential floor area that are greater than 20% of an existing home's floor area in the Larchmont Heights Neighborhood. The existing residence is 1,195 sq. ft. and the proposed addition is 586 sq. ft. (49%) making the total 1,781 sq. ft.. Council File Number 14-0656-S26.

- b. 417-419 N. Norton Ave** (Discussion and Possible Action) (Paulo Myung, Wook Chung)
Applicant proposes to subdivide a duplex under construction on a single lot into two residential condominium units, each having 2 covered parking spaces within and attached garage and a private driveway. AA-2016-3790-PMLA ENV-2016-3789-CE.
- c. 121 N. Sycamore Ave** (Discussion and Possible Action) (Moshe and Chaya Silber, Joseph Pazcoguin) 4-unit Apartment conversion to a 4-unit condominium. AA-2016-3648 and ENV-2016-3649-EAF
- d. Brookside Homeowners Association** (Discussion and Possible Action) (Jan Wieringa)
Brookside Homeowners Association is seeking an Endorsement from GWNC to support the proposed HPOZ. 75% of the Residents and Homeowners are in favor of the HPOZ.
- e. Accessory Dwelling Unit Ordinance** (Discussion and Possible Action)
The City Planning Commission will hold a hearing on Thursday December 15th for a proposed citywide code amendment to establish an Accessory Dwelling Unit (ADU) ordinance. The ordinance will regulate the construction of ADUs, aka Second Dwelling Units, within the City of Los Angeles in compliance with state law.

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

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS (5 minutes)

a. Possible agenda items for upcoming meeting:

- i. 845 S. St. Andrews Pl.** Company: Keren Development, LLC. Construction of a 6-story, 70' high, 14-unit apartment building over 1-level of parking providing 24 auto stalls, 14 long-term bicycle stalls and 2 short-term bicycle stalls. 2,084 sq. ft. of open space is provided via the rear yard, balconies and a 6th floor open air deck. Requested entitlements pursuant to 12.21.a.25(f)(4), an on-menu density bonus incentive to increase far by 25% from 3:1 (14,260 sq ft), as required by 12.21.1, to 3.75:1 (17,825 sq ft) housing data: 18 base density, 1 VLI units (7%) and 13 market rate.
- ii. 3607 W. Olympic Blvd.** - (Lazlo Faerstein) 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 requested to come in January 2017.
- iii. 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 including 3 Very Low Income Units. DIR-2016-2598-DB and ENV-2016-2599-EAF. Requesting a January 2017 date.

b. Next meeting, December 27, 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.

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)
- Via the L.A. City Early Notification System at <http://www.lacity.org/government/subscriptions/neighborhoodcouncils/index.htm>

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