

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, January 24, 2017 – 6:30 p.m.

**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

419 N. Larchmont Blvd., #331
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 – 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 November 22, 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. **667-671 N. Wilton Place** (Discussion and Possible Action) (Dana Sayles)
Demo 2 residential bldgs. The construction, operation and maintenance of a residential building with 34-units, two levels of parking w/34-parking stalls, a 35% density bonus, utilizing two incentives 3 very low income units. DIR-2016-2598-DB
- 5. NEW BUSINESS (Discussion and Possible Action) (60 minutes)**
 - a. **800 S. La Brea Ave** - (Discussion and Possible Action) (Margaret Taylor)
CUB application to allow the on-site sale of a full line of alcoholic beverages in conjunction with the

operation of a multiple restaurant venue market hall and microbrewery. No addition in floor area is proposed. The proposed hours of operation are from 7am-12am on Sunday-Wednesday and 7am-2am on Thursday, Friday and Saturday. The 12,724 square foot space will include approximately 3,493 sq. ft. Of restaurant and microbrewery operations, 1,680 sq. ft. of retail, and 1,057 sq. ft. of support areas including trash, restrooms, and electrical and 6,494 sq. ft. of common seating area. There are 182 seats proposed in the common seating areas, 154 of which are either interior or among the 84 covered patio seats and 28 of which are sidewalk patio dining. Expedited Case ZA-2017-30-CUB, ENV-2017-31-EAF

b. 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.

c. 647 N. Beachwood Drive/5570 W. Melrose Ave - (Discussion and Possible Action) (Dana Sayles)

New Construction for use and maintenance of a 52 -unit mixed use building with 5,500 sq. ft. of commercial, utilizing two on-menu incentives for FAR and averaging, and one off-menu incentive for height. a request to permit the construction of the building utilizing a 35% Density Bonus and AB 744 Parking Option and setting aside 15% of units for Very Low Income Households, qualifying for three incentives. DIR-2016-4316-DB

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

a. Accessory Dwelling Unit Ordinance (Discussion and Possible Action)

Zoning Administrator Interpretation (ZAI) regarding Second Dwelling Units (aka Accessory Dwelling Units). The purpose of the ZAI is to interpret the City's existing second dwelling unit laws (sections 12.24.E, 12.24W.43 and 12.24W.44 of the Los Angeles Municipal Code) in a manner that complies with State Law.

b. R1 Variation Zones: (Discussion and Possible Action) (Karen Gilman)

The PLUM Committee is considering the R1 Variation Zones Code Amendment for the first time and will be considering its recommendation report to the City Council. The Code Amendment has not yet gone through City Attorney review. At this meeting, the PLUM Committee is only reviewing adding the R1 Variation Zones into the Zoning Code, NOT the application of the zones to specific properties. Zone changes that will apply the R1 Variation Zones to a number of neighborhoods will be reviewed at a future PLUM Committee meeting.

c. The BMO/BHO Code Amendment (Discussion and Possible Action) (Karen Gilman)

PLUM Committee approved the BMO/BHO ordinances with the recommended revisions. It will go to the full City Council for final adoption. The ordinance may be viewed here:

http://clkrep.lacity.org/onlinedocs/2014/14-0656_misc_01-13-2017.pdf

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 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 requested to come in January 2017.

- iii. **7000 7024 W. Melrose Ave** – Density Bonus with on-menu incentives for a 40unit , 2-story residential development over retail with 3-levels of subterranean parking. The project has been approved by City Planning and permits have been issued.
- iv. **743 S. Gramercy Drive** - Applicant requests a 35% density bonus with 2 on-menu incentives to construct 15,390 sf, 75' 6" in height, 21-unit, 6 story residential apartments over one level used for automated parking, lobby, and community space and two levels of subterranean parking. Of the 21 units, 18 will be market rate and 3 units (20%) set aside for low income. Two on-menu incentives requested are: (1) side yard reduction to 8' in lieu of required 10' (2) FAR increase from allowed 3:1 to 4:05:1. Priority housing project. DIR-2016-3615-DB
- v. **612 S. Norton and 4055 W. Wilshire Blvd.** - Updates on plans for townhouses and condominiums
- vi. **4737 Elmwood Avenue** – 5-unit Small Lot Subdivision 1800 sq. ft. each. Vesting tentative tract map 12-28 five(5) small lots/encroachment of 15' into an existing 30' building line. Hearing date: 03/01/2017, ZA-2016-4260-ZAA,

b. Next meeting, February 28, 2017 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 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>

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