

CITY OF LOS ANGELES  
CALIFORNIA



*GREATER WILSHIRE  
NEIGHBORHOOD COUNCIL*

Land Use Committee Agenda  
Wilshire United Methodist Church  
4350 Wilshire Boulevard  
Los Angeles, CA 90005

Tuesday, February 28, 2017 – 6:30 p.m.

**GREATER WILSHIRE  
NEIGHBORHOOD COUNCIL**

419 N. Larchmont Blvd., #331  
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**Greater Wilshire Neighborhood Council  
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Vice President – James Wolf  
Secretary – Joe Hoffman  
Treasurer – Patricia Carroll

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Area 3 – Country Club Heights: Frances McFall  
Area 4 – Fremont Place: Bobbie Kumetz  
Area 5 – Hancock Park: James Wolf  
Area 6 – La Brea-Hancock: Barbara Savage  
Area 7 – Larchmont Village: Charles D' Atri  
Area 8 – Melrose: Philip Farha  
Area 9 – Oakwood/Maplewood/St. Andrews:  
Nancy Kim  
Area 10 – Ridgewood-Wilton/St. Andrews  
Square: Patricia Carroll  
Area 11 – Sycamore Square: Steven Senigram  
Area 12 – Western-Wilton: Greg Wittmann  
Area 13 – Wilshire Park: John Gresham  
Area 14 – Windsor Square: Caroline Labiner  
Moser  
Area 15 – Windsor Village: Julie Stromberg  
At-Large: Karen Gilman  
Business: John Winther  
Education: Scott Appel  
Other Non-Profit: Tucker Carney  
Religion: Mike Genewick  
Renters: Joe Hoffman

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 January 24, 2017 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. Applicant did not return for the January meeting.*
  - b. **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.

- 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.

**5. NEW BUSINESS (Discussion and Possible Action)**

**(60 minutes)**

- a. **800 S. La Brea Ave** - (Discussion and Possible Action) (Margaret Taylor)  
Pursuant to section 12.24.w.1 conditional use permit (CUP) 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, sq. ft. 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
- b. **4737 Elmwood Ave** - (Discussion and Possible Action) (Scott Yang)  
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. EXPEDITED PROCESSING ZA-2016-4260-ZAA, ZA-2016-4260-BL, VTT-74646-SL. Hearing date 3-1-2017.
- c. **850 S. La Brea Ave** - (Discussion and Possible Action) (Farzad Halavi)  
*Demolition of existing commercial retail center and new construction of a mixed used building consisting of 40 residential units over approximately 4,000 sf of retail space on the ground floor. Housing data: 30 base units, 36 market rate, 4 very low income (11% set aside), and 33.33% density bonus requested. Residential units are built in 4 floors over approximately 4,000 sf of commercial space on the ground floor. Two levels of sub garage included and two on-menu incentives for far increase to 3:1 and 20% open space reduction. DIR-2016-4543-DB.*
- d. **743 S. Gramercy Drive** - (Discussion and Possible Action) (Sara Lee)  
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.
- e. **600 S. La Brea Ave.** - (Discussion and Possible Action) (Margaret Taylor)  
First floor change of use to restaurant with on-site sale of alcohol and microbrewery as part of a T/I for a new restaurant with outdoor patio dining area. The applicant is requesting the on-site sale of a full line of alcoholic beverages and on-site beer manufacturing (Microbrewery). ZA-2017-0113-ZV-CUB.
- f. **5820 W. Melrose Ave** - (Discussion and Possible Action) (Steve Kim)  
A conditional use permit to allow the sale and dispensing of a full-line of alcoholic beverages in conjunction with a 3,946 square feet restaurant, with 60 indoor and 24 outdoor seating, with proposed hours of operation from 10:00am to 2:00am, daily, in the C2-1 zone. Also, to permit the deviation from the commercial corner development provisions to allow the operations of an existing restaurant from 10:00 a.m. to 2:00 a.m. daily, in lieu of the maximum of 7:00am. To 11:00pm., daily otherwise

permitted in the C2-1 zone. ZA-2016-4900-CUB, ENV-2016-4901-CE.

- g. **Addendum to the Applicants Guidelines/Instructions** - (Discussion and Possible Action) (Jim Wolf/Joe Hoffman) Committee should have boilerplate language included in the guidelines sent to applicants when they are invited to present their projects stating something along the lines of “failure to appear before the committee will result in an automatic vote of opposition to your project and will be filed with the City Planning Department.”

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

- a. **Protected Tree Code Amendment** - (Will be discussed at the Sustainability Committee)

**7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS (5 minutes)**

- a. Possible agenda items for upcoming meeting:
  - i. **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.
  - ii. **612 S. Norton and 4055 W. Wilshire Blvd.** - Updates on plans for townhouses and condominiums.
  - iii. **3977 W. 6<sup>th</sup> Street** - A Conditional Use to permit the on-site sale and dispensing of beer and wine in conjunction with an existing 1,310 s. f. restaurant accommodating 66 patrons and having the hours of operation from 10:00 am to 12:00 midnight, daily. A Conditional Use to permit the hours of operation from, 10 am to 12 midnight which deviates from the Commercial Corner Review of the code which restricts the hours of operation from 7 am to 11 p.m., daily.
  - iv. **4907 W. Rosewood Ave.** - Demolition of 2 existing single family dwellings and will export 6,200 Cu. Yd. for the construction of a 25-unit apartment building – 4-story over basement garage. 35% Density Bonus, setting aside 2 very low income units (11%) of base Density of 18, asking for 2 on-menu incentives (a) 35% increase in FAR and (b) increase in Allowable Height. H=56ft., opting for Parking coupled with Bike Parking reduction providing 46 parking spaces. DIR-2016-4774-DB
  - v. **545 S. Gramercy Place** - Propose an office use on the first floor and residential use on the second floor of existing 2-story building. Building shall be property owner occupied. ZA-2016-4911-ZV
  - vi. **141 N. Western Ave.** - Applicant requests a conditional use permit to allow the sale and dispensing of beer and wine for on-site and off-site consumption in conjunction with an existing 1,400 sf restaurant with 16 indoor seats and a proposed 625 sf outdoor patio with 26 outdoor seats. Proposed hours of operation are 10:00 am to 12 am daily. ZA-2016-4757-CUB.
  - vii. **838 N. Mansfield Ave.** - Converting existing apartment building to condominiums. Approved case #AA-2010-2953-PMLA-CC. Decision letter Item 9 condition, requires an area variance and to allow a reduced front yard setback in lieu of required prevailing (10 ft. in lieu of 15 ft.) and to allow 4-units in lieu of the 2 units permitted. REQUEST: front yard setback in lieu of the required prevailing setback. ZA-2017-0052-ZV-ZAA
  - viii. **500 S. Manhattan Place** - Demolish existing 4 units and Develop a 5-story 32-unit apartment complex with 4-stories of residential over one grade level parking structure, an application for Density Bonus with incentives for reduced side yard setbacks and rear yard setbacks. 35% Density Bonus with 3 on menu incentives for reduced side yards and rear yard with four (4) affordable units. ZA-2017-0052-ZV-ZAA.
  - ix. **700 S. Manhattan Place** - Proposed project is to merge and subdivide parcel into 5 lots (1 ground, 4 air spaces) for new mixed-use (residential & retail) 7-story housing development with 160 units (13 Affordable & 147 market rate and 10,282 sq. ft. of commercial retail. Since the MND was written and published within the last 5 years, the project qualifies for a Letter of Reconsideration.

Letter was written to request that the City reconsider and add an addendum to the published MND to include a newly filed Vesting Tentative Tract Map. The project will be subdivided into condominium units after the entitlement case is approved. DIR-2016-104-DB-SPR, ENV-2016-105-MND, VTT-74758.

b. Next meeting, March 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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- 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](mailto: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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