

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, March 28, 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 January 24, 2017 and February 28, 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. **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 foot 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. April 6, 2017 Hearing.

- b. 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
- c. 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.
- d. 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.*
- e. 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.

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

**(60 minutes)**

- a. 3377 W. Olympic Blvd.** (Discussion and Possible Action) (Steven Sharp/Dan Zararoni)  
Application for an Elder Care Facility, Medical Building – 146 Bed Units and 24 Memory Care Rooms APPC-2017-569, ENV-21017-570
- b. 5200 Wilshire Blvd.** (Discussion and Possible Action) (Greg Endom/Eric Shabsis/Steven Jamison)  
Application for the sale of a full line of alcoholic beverages for off-site consumption. CPC-2008-9909 GPA
- c. 3977 W. 6<sup>th</sup> Street** (Discussion and Possible Action) (Alex Woo)  
Application for the sale and dispensing of Beer and Wine w/hours of 10:00am – 12:00am instead of the 7:00 am to 11:00pm Currently in place for the area. ZA-2016 4579-CUB
- d. 838 N. Mansfield Ave.** (Discussion and Possible Action) (Daniel Murillo/Ben Safyari)  
Application to Convert an existing 5 Unit apartment building, built in 1977, to Condos. ZA-20170052-ZV-ZAA, ENV-2017-2954-CE, 20102953-PMLA-CC

- e. **141 N. Western Ave.** (Discussion and Possible Action) (Rick Charlston)  
Application for a CUB to allow the sale and dispensing of Beer and Wine for on and off-site consumption in conjunction with a 1400 sf restaurant Hours 10:00 am to 12:00 am. ZA-20164757-CUB, ENV-2016-4758-CE.
- f. **545 S. Gramercy Place** (Discussion and Possible Action) (Deborah Kim)  
Application to change to convert first floor to Office space and second floor to Residential space. ZA-2016 4911-ZV, ENV-2016-4912-EAF.
- g. **4907 W. Rosewood Ave.** - (Discussion and Possible Action) (Isaac Cohanzad) 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

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

- a. Possible agenda items for upcoming meeting:
  - i. **950 S. St. Andrews Place** (Joseph Pascoquin) Application for then Legalization of 1 Unit totaling 29 from the approved 28. ZA-2017-608-ZV, ZA-2017-609-EAF.
  - 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. **612 S. Norton and 4055 W. Wilshire Blvd.** - Updates on plans for townhouses and condominiums.
  - iv. **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.
- b. Next meeting, April 25, 2017 at 6:30 pm.

**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.

**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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- The community bulletin board at the Bricks & Scones Café, 403 N. Larchmont Blvd., 90004
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