

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, April 25, 2017 – 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 March 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. **850 S. La Brea Ave** - (Discussion and Possible Action) (Elizabeth Fuller)
Some appeals have been filed in conjunction with the application for a Density Bonus on the project which was heard at the last LUC meeting. No motion was made and no vote was taken as the project representatives told both SSNA and GWNC-LUC that no city hearings were scheduled. As this is a Density Bonus project, there were no hearings and there was a Director Determination with Conditions made on 4/4/17. Appeals were filed by neighbors in the SSNA and the appellants are requesting support from GWNC – LUC to support the neighbors’ appeal(s) to oppose the project. (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. 4 floors of residential units over approximately 4,000 sf of ground floor commercial space, plus two levels of subterranean garage. Two on-menu incentives for FAR increase to 3:1 and 20% open space reduction. DIR-2016-4543-DB, ENV-2016-4544-CE.

5. NEW BUSINESS (Discussion and Possible Action) (60 minutes)

- a. **950 S. St Andrews Place** (Discussion and Possible Action) (Joseph Pascoquin)
Application for the Legalization of 1 Unit totaling 29 from the approved 28. ZA-2017-608-ZV, ZA-2017-609-EAF.
- b. **836 N. McCadden Place** (Discussion and Possible Action) (Margaret Taylor)
Demolition of an existing single family residence and construction of four (4) small lot homes. The application is for a Small Lot Subdivision Parcel Map with no deviations from code. AA-2017-328-PMLA-SL, ENV-2017-329-CE.
- c. **500 S. Manhattan Place** (Discussion and Possible Action) (Darryl White, Eric Lieberman)
Demolish existing 4 units and construct a 5-story, 32-unit apartment complex with 4-stories of residential over one grade level parking. Density Bonus project with on menu affordable housing incentives for reduced side yard setbacks (20% reduction from 8 ft to 6.4 ft for north and south side yards) and rear yard setbacks (20% reduction from 17 ft to 15 ft for rear yard). 35% Density Bonus with 3 on menu incentives for reduced side yards and rear yard with four (4) affordable units. DIR-2017-181-DB, ENV-2017-182-EAF, ZA-2017-0052-ZV-ZAA.

6. COMMITTEE MEMBER REPORTS (Including Discussion and Possible Action) (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.
 - ii. **612 S. Norton and 4055 W. Wilshire Blvd.** - Updates on plans for townhouses and condominiums.
 - iii. **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. Follow-up on Community Outreach efforts.
 - iv. **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
- b. Next meeting, May 23, 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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- 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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