

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, May 23, 2017 – 7:30 p.m.

**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

419 N. Larchmont Blvd., #331
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**Greater Wilshire Neighborhood Council
Governing Board Members:**

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Vice President – James Wolf
Secretary – Joe Hoffman
Treasurer – Patricia Carroll

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Area 2 – Citrus Square: Jeffry Carpenter
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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 (Philip Farha - Secretary)
- 2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS (5 minutes)**
- 3. ADMINISTRATIVE ITEMS (Discussion and Action) (5 minutes)**
 - a. Review and adoption of April 25, 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. **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.
 - b. **3607 W. Olympic Blvd.** (Discussion and Possible Action) (Laszlo Faerstain) Applicant requests a Vesting Tentative Tract for 6 single- family lots in accordance with the Small Lot Subdivision Ordinance No. 176,354 on a 7,982.3 square foot parcel of land in the C2.1 zone. Applicant attended the Jan. 2016 Meeting but did not present and has since completely revised the plans. VTT-73951-SL, ENV-2015-4443-EAF

- c. **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.
- d. **838 N. Mansfield Ave** (Discussion and Possible Action) (Ben Safyari) Application to convert an existing 5-unit apartment building, built in 1977, to condominiums. ZA-2017-0052-ZV-ZAA, ENV-2017-2954-CE, 2010-2953-PMLA-CC

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

- a. **902 S. Norton Avenue** (Discussion and Possible Action) (Nathan Freeman) The proposed Project entails a change of use from residential/commercial to residential/joint living and work quarters use within an existing 4 story, approximately 28,564 square-foot structure that is a designated contributor within the Wilshire Park Historic Preservation Overlay Zone (HPOZ). No exterior work is being proposed. Hearing is June 13, 2017. (ZA-2017-1316-CU), ZA-2017-1316-ZAD, ENV-2017-1317-CE

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

- a. Possible agenda items for upcoming meeting:
 - i. 612 S. Norton and 4055 W. Wilshire Blvd. - Updates on plans for townhouses and condominiums.
 - ii. Council File #17-0274 Affordable Housing Linkage Fee / Housing Impact Trust Fund / Code Amendment(s) Directing Fees Derived from Projects
 - iii. Demolish vs Renovation
 - iv. Density Bonus and the appeal process
 - v. Film LA
- b. Next meeting, June 27, 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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- 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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