

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, June 27, 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 (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 May 23, 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. **985-991 3rd Ave formally 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 May 23, 2017 meeting committee asked for additional information. VTT-73951-SL, ENV-2015-4443-EAF
 - b. **5570 Melrose Ave/647 N, Beachwood Ave** (Discussion and Possible Action) (Tracey Clarke). This project was supported by LUC and the Board. Neighbors have filed an appeal because the developers have not complied with the agreed upon conditions of the DB and would like GWNC support. CPC-

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

- a. **4357 Wilshire Boulevard** (Discussion and Possible Action) (Bob Packham)
The project is to install 2 Signs on the outside of the building, one illuminated on the Wilshire Blvd side and the other a non-illuminated sign on Lucerne Blvd. DIR-2017-2270-DRB-SPP, ENV-2017-2271-CE
- b. **310 S. Van Ness Ave** (Discussion and Possible Action) (Steve Shaw)
Renovation of existing rectory interior with second floor addition of 1,007 sq. ft. ZA-2017-0109-PAD, ENV-2017-0110-CE
- c. **435 S. Rossmore Ave.** (Discussion and Possible Action) (Nir Amitai)
Requested Entitlement Pursuant to Los Angeles Municipal Code Section 12.22-a,27, a director's determination for a Reasonable Accommodation for a person with a disability to a permit maximum 8-foot front yard fence, as otherwise not permitted in the re15-1-HPOZ zone (Hancock Park HPOZ). ENV-2017-1516-CE
- d. **4806 W. Elmwood Ave** (Discussion and Possible Action) (T. Kim)
Demolish 1 existing single family dwelling, construct 4 lots small lot subdivision AA-2017-1576-PMLA, ENV-2017-1577-EAF
- e. **324-326 S. St. Andrews Place** (Discussion and Possible Action) (Joseph Pascoguin)
Change of use of 2 existing storage rooms into 2 studio units, to total 23 dwelling units Also changing 3 existing guest rooms into new studio units. Units will total 26 dwelling units. (Present number of units is 21). ZA-2017-534-ZV
- f. **4749 W. Elmwood Ave** (Discussion and Possible Action) (Matthew Hayden)
Demolition of an existing single family dwelling and construction, use, and maintenance of new 14-unit apartment building, including 1 unit (10%) for very low income households, approximately 45-feet. Pursuant to: LAMC 12.22 a 25, approval of affordable housing incentives for DB as follows: parking option # 1; off-menu incentive-12-foot front yard; off-menu incentive-1 compact stall in lieu of a standard stall. CPC-2017-2121-DB, ENV-2017-2122-EAF
- g. **Affordable Housing Linkage Fee / Housing Impact Trust Fund / Code Amendment(s) Directing Fees Derived from Projects** (Discussion and Possible Action)
The proposed ordinance introduces new regulations to establish the Affordable Housing Linkage Fee to be levied on new development meeting specific criteria to mitigate that development's impact on the demand for affordable housing. Fees generated as a result of this ordinance may be used to fund the construction of new units, or for the rehabilitation and preservation of existing affordable units. The proposed fees are \$12.00 per square foot on new homes and \$5.00 per square foot on commercial development.
The proposed ordinance was referred to the Housing and Planning and Land Use Committee. Council File #17-0274:
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=17-0274>
- h. **General Plan, Community Plans, and NC Participation** (Discussion and Possible Action) (Susan Hunter)
City Hall is conducting closed door meetings regarding the updates of the General Plan and Community Plans. When they are open meetings, they are at City Hall during the day which makes it very difficult for public participation. The coalition is asking for open meetings and that they be held on weeknights or weekends so the public can participate in these meetings that are going to impact the future of the City.

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. **3377 W. Olympic Blvd** Developer’s Rep asked to return to LUC in July with updated info
 - iii. **883 S. Crenshaw Blvd** Project is to convert a 2-story single family house into a 2-story 3 unit apt. bldg. with an addition of 1,208 Sq. Ft. to the existing building. Site Has special designation (e.g. National Historic Register, Survey LA)
- b. Next meeting, July 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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- 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>

SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE AVISAR AL CONCEJO VECINAL 3 DIAS DE TRABAJO (72 HORAS) ANTES DEL EVENTO. POR FAVOR CONTACTE AL SECRETARIO DE LA MESA, AL (323) 539-GWNC (4962) O INFO@GREATERWILSHIRE.ORG