

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, July 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 (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 June 27, 2017 minutes
 - b. Seating of New Committee Member Max Kirkham (Area 9 GWNC Board member)
 - c. 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) (Kate Hennigan)
Eldercare facility with Alzheimer’s memory care, professional medical office, restaurant, retail. Eldercare Facility Unified Permit for an Eldercare facility with 146 residential units, including 24 memory care rooms, medical professional office and /or retail, and restaurant use. REQUEST: Site Plan Review for an Eldercare facility with more than 50 new residential units. REQUEST: Removal of outdated Building Line on Gramercy Drive. Applicant was asked to bring outreach information to the LUC APCC-2017-569, ENV-2017-570.

b. Updates to 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.

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

- a. 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**
- b. 5226 W. Melrose Avenue (Discussion and Possible Action) (Ariel Gutierrez) Zone Variance to allow a 370-sq. ft. spray booth within an existing auto body repair facility in the C2 zone. Present use Auto Body Shop with a Spray Booth. Proposed use, (No Change) Auto Body Shop with a Spray Booth. ZA-2017-2354-ZV, ENV-2017-2355-EAF**
- c. 5058 W. Maplewood Ave (Discussion and Possible Action) (Hamid Dehghan) Demolition of an existing single-family dwelling and construction of a new 13-unit residential apartment building with (1) very low income affordable unit. DIR-2017-2437-DB, ENV-2017-2438-EAF**

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

- a. Updates to the Land Use Committee Protocols. (Discussion and Possible Action)**
Addition of Committee action to respond to different applicant responses.
- b. Possible agenda items for upcoming meeting:**
 - i. Proposed Amendment to the LAMC re: Measure M** Amendment concerns the Location, Restrictions and Limited Immunity from enforcement of specified City Prohibitions relating to Commercial Cannabis Activity CPC-2017-2260-CA, ENV-2017-2261-EAF.
 - ii. 3869-3879 Wilshire Blvd, 626-664 S. St Andrews Place** A 16-Story 196-Unit Building.
 - iii. 985-991 3rd Ave, formally 3607 W. Olympic Blvd.** Applicant is requesting Vesting Tentative Tract for 6 single-family lots in accordance with the SLS Ordinance on a 7,982.3-sq. ft. parcel of land in the C2.1 zone.
- c. Next meeting, August 22, 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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