

CITY OF LOS ANGELES
CALIFORNIA

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**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

Land Use Committee Agenda
Eastern Presbyterian Church
Multi-purpose Room
4270 W 6th St.

Los Angeles, CA 90020

Tuesday, September 26, 2017 – 6:30 p.m.

NOTE: Enter parking lot on Norton Ave.

**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 (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 August 22, 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. **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 meeting scheduled 10-12-2017. Hearing was already held.** 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. **3869-3879 Wilshire Blvd, 626-664 S. St Andrews Place:** (Discussion and Possible Action) (Jim Ries)
A 16-Story 196-Unit Building CPC-20161495-ZC-SPR, VTT-74257-CN.

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

- a. **5162-5168 Melrose Ave:** (Discussion and Possible Action) (Argineh Mailian)
Expansion of existing restaurant into the proposed front and rear enclosed patio space with a total 196 seats. The Operation hours 10AM -2AM. Request: Deviation from the hours of operation of the Commercial Corner. Requesting the continued approval hours of operation from 10AM - 2AM daily for the restaurant use. Historic Bar, Inc. DBA, The Edmon. ZA-2017-3029-CUB, ENV-2017-3030-CE
- b. **5212 W. Melrose Ave:** (Discussion and Possible Action) (Todd Elliott)
The project would repurpose the 6 existing historically-significant bungalow structures to allow construction of a hotel consisting of up to 18 guest rooms, with a small hotel lobby on 12,434 sq. ft. parcel.

Requesting, conditional use permit to allow a hotel within 500 feet of any A or RE zone, zone variance to allow the maintenance of the existing driveway width of 8'9" feet to serve the hotel use in lieu of the required 10 feet in lieu of 12.21a5(e) and a zoning administrator adjustment to allow parking stackers within the required rear yard setback in lieu of 12.14.c.2.ZA-2017-3165-CU-ZV-ZAA, ENV-2017-3166-EAF.
- c. **250 N. Wilton Place:** (Discussion and Possible Action) (Roni Efron)
Applicant proposes to create new 5-small lots for single family residential purposes. Each residence will have its own attached garage. VTT-77081-SL, ENV-2017-3703-EAF.
- d. **5201 Beverly Blvd:** (Discussion and Possible Action) (Valerie Sacks) Renewal for sales of beer and wine – type 41 ABC license. Chipotle Mexican Grill, Inc. Application for a Plan Approval for on-site sales of beer and wine to serve alongside meals at an existing restaurant with 84 seats – 54 indoor and 32 outdoor on an outdoor patio area. ZA-2013-481-CUB-PAI, ENV-2017-3297-CE.

6. COMMITTEE MEMBER REPORTS (Including Discussion and Possible Action) (15 minutes)

- a. **Updates to the Land Use Committee Protocols.** (Discussion and Possible Action)
Addition of Committee action to respond to different applicant responses.
- b. **Community input for Density Bonus applications.** (Discussion and Possible Action)
- c. **Proposed Permanent Supportive Housing Ordinance.** (Discussion and Possible Action)
City Planning is proposing an ordinance to streamline PSH projects. If adopted, this ordinance will better ensure that the City is a responsible steward of the Measure HHH funds, providing a streamlined pathway for the consideration of PSH projects while also imposing new regulations which establish stronger development standards for qualifying projects.
- d. **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.
- e. Possible agenda items for upcoming meeting:
 - i. **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-EAF.

- ii. **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. VTT-73951-SL, ENV-2015-4443-EAF

f. Next meeting, October 24, 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 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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