

CITY OF LOS ANGELES
CALIFORNIA



*GREATER WILSHIRE
NEIGHBORHOOD COUNCIL*

Land Use Committee Agenda
Anderson Munger YMCA
4301 W 3rd Street
Los Angeles, CA 90020

Tuesday, October 24, 2017 – 6:30 p.m.
NOTE: Enter parking lot on S. Oxford St.

**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

Area 1 – Brookside: Owen Smith
Area 2 – Citrus Square: Jeffry Carpenter
Area 3 – Country Club Heights: Frances McFall
Area 4 – Fremont Place: Bobbie Kumetz
Area 5 – Hancock Park: James Wolf
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Area 7 – Larchmont Village: Charles D' Atri
Area 8 – Melrose: Philip Farha
Area 9 – Oakwood/Maplewood/St. Andrews:
Max Kirkham
Area 10 – Ridgewood-Wilton/St. Andrews
Square: Patricia Carroll
Area 11 – Sycamore Square: Steven Senigram
Area 12 – Western-Wilton: Greg Wittmann
Area 13 – Wilshire Park: John Gresham
Area 14 – Windsor Square: Caroline Labiner
Moser
Area 15 – Windsor Village: Julie Stromberg
At-Large: Karen Gilman
Business: John Winther
Education: Scott Appel
Other Non-Profit: Tucker Carney
Religion: Mike Genewick
Renters: Joe Hoffman

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 September 26, 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. **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.
 - b. **946 S. Norton Avenue** (Discussion and Possible Action)
Pursuant to IAMC section 12.24-W,37, a conditional use permit for a public parking lot in the R1-1 zone to be used as parking for an adjacent commercial business. ZA-2017-3955-CU, ENV-2017-3956-CE

- c. **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.

- d. **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

5. NEW BUSINESS (Discussion and Possible Action) (30 minutes)

- a. **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.

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

- a. **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.

- b. Possible agenda items for upcoming meeting:

- i. **Community input for Density Bonus applications.**

- ii. **5212 W. Melrose Ave:** (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.*

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

- c. 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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