

CITY OF LOS ANGELES
CALIFORNIA



**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

Land Use Committee Agenda
Hope Lutheran Church
6720 Melrose Avenue
Los Angeles, CA 90038

Tuesday, January 23, 2018 – 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

**Greater Wilshire Neighborhood Council
Governing Board Members:**

President – Owen Smith
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
Area 6 – La Brea-Hancock: Barbara Savage
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
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Education: Scott Appel
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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 - Caroline Labiner Moser)**
 - b. Roll Call (Secretary - Max Kirkham)**
- 2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS (5 minutes)**
- 3. ADMINISTRATIVE ITEMS (Discussion and Action) (5 minutes)**
 - a. Review and adoption of December 19, 2017 minutes**
 - b. Review of Early Planning Report for possible future action items**
- 4. OLD BUSINESS (Discussion and Possible Action) (60 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) (Katherine 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. Review the status and de-brief after the hearing on 1-16-2018. APCC-2017-569-BL-ELD-SPR, ENV-2017-570-EAF

- b. **250 N. Wilton Place:** (Discussion and Possible Action) (Roni Efron/Steve Kaplan)
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.
- c. **545 S Gramercy Place:** (Discussion and Possible Action) (Andy Yu).
Proposal for office use on the first floor and residential use on the existing 2-story building. Building shall be property owner occupied. GWNC board opposed the application as presented due to new information provided. ZA-2016-4911-ZV, ENV-2016-4912-EAF
- d. **946 S. Norton Ave:** (Discussion and Possible Action) (Ron Ikejiri).
Pursuant to LAMC 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. The Board voted 4-8-3 to oppose the CUP for a public parking lot at 946 S. Norton Ave in the R1-1 zone to be used as parking for an adjacent commercial business. Motion to support failed. ZA-2017-3955-CU, ENV-2017-3956-CE. Applicant is returning to revisit this and with an additional application – see 947 S. Norton Ave under New Business.

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

- a. **6703 – 6709 W. Melrose Ave and 701 N. Citrus Ave:** (Discussion and Possible Action) (Tina Choi).
Conditional use to permit sale and dispensing of alcoholic beverages for on-site consumption in conjunction with the operation of a proposed restaurant facility. Proposed interior remodel, new roof and 629-sf addition to an existing 3,509-sf restaurant, for a total of 4,138 sf. ZA-2017-4602-PAB, ENV-2017-4603-CE
- b. **5040 Wilshire Blvd.** (Discussion and Possible Action) (Tucker Franz). Sushi Eyaki, Inc.
Conditional Use Permit for sale of beer and wine for on-site consumption. Present use is with alcohol and no change is requested. Hours of operation will remain the same. ZA-2017-4809-CUB, ENV-2017-4810-CE
- c. **643N. Rossmore Ave:** (Discussion and Possible Action) (Yong No).
Application for a CUP and conversion of duplex property to a boutique hotel. On Monday 1/15/18 the HPHA Board met with Mr. No and his wife and heard their idea for building a hotel (32 rooms) on the property. The HPHA Board voted unanimously against the proposal and use.
- d. **5122 W. Maplewood Ave:** (Discussion and Possible Action) (Steven Scheibe)
Demolition of 1 Single Family residence and 1 Duplex for new construction of 5 – story 24 residential unit building setting aside 2 Extremely Low-Income units and 3 on-site parking spaces. DIR-2017-4551-TOC, ENV-2017-4552-EAF.
- e. **947 S. Norton Ave:** (Discussion and Possible Action) (Ron Ikejiri).
Application is for conditional use permit for a public parking lot in the R1-1 zone to be used as parking for an adjacent commercial business. ZA-2017-4917-CU, ENV-2017-4918-CE.
- f. **4827 W. Oakwood Ave:** (Discussion and Possible Action) (Thomas Jacobellis and Won Cho).
Preliminary Parcel Map for a Small Lot Subdivision. Demo a Single-Family Residence to construct a 4-Unit SLS. AA-2017-5342-PMLA-SL, ENV-2017-5343-CE

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

- a. **Possible agenda items for upcoming meeting:**
 - 5730 W. Melrose Ave:** (Discussion and Possible Action) (Lee Rabun). Application for a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption. ZA-2017-5145-CUB, Env-2017-5146-CE
 - 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.

b. Next meeting, February 27, 2018 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.

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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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- 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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