

CITY OF LOS ANGELES
CALIFORNIA

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

President – Owen Smith
Vice President – James Wolf
Secretary – Jeffrey Carpenter
Treasurer – Patricia Carroll

Area 1 – Brookside – Owen Smith
Area 2 – Citrus Square – Jeffrey
Carpenter
Area 3 – Country Club Heights –
Frances McFall
Area 4 – Fremont Place – Cam
Davis
Area 5 – Hancock Park – James
Wolf
Area 6 – La Brea-Hancock – Bill
Funderburk
Area 7 – Larchmont Village –
Fred Mariscal
Area 8 – Melrose – Jeff McManus
Area 9 – Oakwood/Maplewood/St.
Andrews – vacant
Area 10 – Ridgewood-Wilton/St.
Andrews Square – Patricia Carroll
Area 11 – Sycamore Square – Ann
Eggleston
Area 12 – Western-Wilton – Greg
Wittmann
Area 13 – Wilshire Park – John
Gresham
Area 14 – Windsor Square – Jack
Humphreville
Area 15 – Windsor Village – Julie
Stromberg
At-Large – Jane Usher
Business – John Winther
Education – vacant
Other Non-Profit – Patrick
MacKellan
Religion – Mike Genewick
Renters – Joseph Hoffman



*GREATER WILSHIRE
NEIGHBORHOOD COUNCIL*

Land Use Committee
Agenda
Wilshire United Methodist Church
4350 Wilshire Blvd.
Los Angeles, CA 90005
Tuesday, March 22, 2016 6:30 p.m.

**GREATER WILSHIRE
NEIGHBORHOOD
COUNCIL**

419 N. Larchmont Blvd., #331
Los Angeles, CA 90004

(424) 901-1409

info@greaterwilshire.org

http://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)
 - B. Roll call (Philip Farha)
2. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** (5 minutes)
3. **ADMINISTRATIVE ITEMS (Discussion and Action)** (5 minutes)
 - A. Review and adoption of February 23, 2016 minutes
 - B. Review of Early Planning Report for possible future action items
4. **OLD BUSINESS (Discussion and Possible Action)** (60 minutes)
 - A. **Update, discussion and possible action on a proposed new 5-story, 44-unit condominium bldg. at 836 – 850 Crenshaw Blvd. (Kevin McDonnell)**
Initially presented in February 2015. Developers have been in consultation with residents of the adjacent historic district, who were concerned that initial designs and density did not fit neighborhood context.
 - B. **Update, discussion and possible action on an application for a hauling route and construction of**

an 8-unit small lot subdivision at 117 N. Manhattan Pl. (Taik Kim)

First presented at 1/16. LUC meeting. Neighbors and committee members expressed concerns with modern style not fitting into context of Craftsman neighborhood - urged developers to look at nearby examples of sensitive infill projects, meet with neighbors and consider project revisions.

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

A. Initial presentation, discussion and possible action on an application for a Tentative Tract Map to demolish two single-family homes and build an 18-unit condominium building at 820 S. Wilton Pl. (Taik Kim)

LUC voted to oppose at 2/16 meeting, based on developer's lack of response to initial presentation invitation. Re-invited this month.

B. Initial presentation, discussion and possible action on an application for Tentative Tract Map to build 21 condominiums on a currently vacant lot at 901 S. Gramercy (Taik Kim)

LUC voted to oppose at 2/16 meeting, based on developer's lack of response to initial presentation invitation. Re-invited this month.

C. Initial presentation, discussion and possible action on the city's plans to create new Transit Neighborhood Plans near the new Purple Line subway stations (Andrew Jorgensen)

The focus of the Plans will be the establishment of new regulations and standards that support transit ridership, such as focusing expected growth near stations where appropriate; enhancing the urban built environment and design of new buildings; increasing the housing supply while maintaining the character of existing single-family neighborhoods; promoting job creation; and supporting walkable commercial corridors. Each station area is distinct and will be planned accordingly with different intensities, land uses, design guidelines, regulatory tools, and other strategies.

D. Initial presentation, discussion and possible action on a 22-unit Density Bonus project at 5030 W. Rosewood Ave. (Dan Daneshrad)

Developer has an excavation permit that requests permit to excavate within 0.3' from the lot line of an adjacent property.

E. Initial presentation, discussion and possible action on 4807 – 4813 W. Oakwood. (King Woods) Construct a 4 story 18-unit residential condominium.

F. Initial presentation, discussion and possible action on an application for a CUB to sell a full line of alcoholic beverages, and a change in hours, at a restaurant at 4001 W. 6th Street (Hana Oh)

Requested hours are 11 a.m. to 2 a.m.

G. Initial discussion and possible action on proposed earthquake retrofit work by CIM developers at the historic Farmers' Insurance building at 4680 Wilshire Blvd.

GWNC President Owen Smith raised issue at last GWNC meeting and requested NC discussion. Developers would like to proceed with necessary earthquake retrofit work, but are being held up by pending EIR process. Neighbors are divided on the issue.

6. COMMITTEE MEMBER REPORTS (including discussion and possible action items, if listed): (10 minutes)

A. Transportation Committee Liaison Report (Stromberg)

Update on local transportation issues GWNC is monitoring.

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS (5 minutes)

A. Possible agenda items for upcoming meeting:

- i. New Density Bonus application for a new 2-story, 40 unit mixed use project at 700-716 S. Manhattan
- ii. Density bonus with on-menu incentives for a 40-unit, 2-story residential development at 7000-7024 W. Melrose Ave.

- iii. Application for Historic Cultural Monument status for 125 S. Wilton Drive Historic Residence
- iv. Updates on plans for townhouses and condominiums at 612 S. Norton and 4055 W. Wilshire Blvd.
- v. Update on an application for a tract map to allow construction of a new 8-unit condominium building at 800 S. Lorraine
- vi. Application for Historic Cultural Monument status for a single family residence at 211 S. Muirfield
- viii. Application for a Tentative Tract Map to build a 6-unit Small Lot Subdivision project at 3607 W. Olympic Blvd.
- ix. Application for Density Bonus for construction of a 5-story 34-unit 56' high apartment Building at 5143 W. Maplewood
- xi. Application for Density Bonus for construction of a 4-story, 65-unit apartment building at 518 N. Gramercy

8. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS (5 minutes)

9. ADJOURNMENT

Time allocations for agenda items are approximate and may be shortened or lengthened at the discretion of the Chairperson.

Items in italics above are unconfirmed and may be tabled until a later meeting.

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.

PUBLIC POSTING OF AGENDAS – GWNC agendas are posted for public review in the following locations:

- Our website (<http://www.greaterwilshire.org>)
- 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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PUBLIC ACCESS OF RECORDS -- In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website at <http://www.greaterwilshire.org> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact info@greaterwilshire.org or (424) 901-1409.

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 (424) 901-1409 O INFO@GREATERWILSHIRE.ORG