

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 – Patricia
Lombard
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 – Daniel Whitley
Religion – Mike Genewick
Renters – Joseph Hoffman



**GREATER WILSHIRE
NEIGHBORHOOD
COUNCIL**

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

(424) 901-1409

info@greaterwilshire.org

<http://www.greaterwilshire.org>

**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

Land Use Committee

Agenda

**Wilshire United Methodist Church
4350 Wilshire Blvd.
Los Angeles, CA 90005
Tuesday, April 28, 2015, 6:30 p.m.**

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 (Barbara Savage)
2. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** (5 minutes)
3. **ADMINISTRATIVE ITEMS (Discussion and Action)** (5 minutes)
 - A. **Review and adoption of March 24, 2014 minutes**
 - B. **Review of Early Notification Report for possible future agenda items**
 - D. **Review of new demolition permits in GWNC area**
 - i. 428 S. Mansfield Ave.

- ii. 822 S. Citrus Ave.
- iii. 700 S. Manhattan Pl./721 S. Western Ave.

4. **NEW BUSINESS (Discussion and Possible Action)** (90 minutes)

[Note: Items in italics, below, were unconfirmed at publication and may be postponed until a later date.]

A. Initial presentation, discussion and possible action on an application to replace 9 single-family residences with a new 5-story, 88-unit apartment building over garage levels at 501-543 N. Wilton. (John Reed)

B. Initial presentation, discussion and possible action on an application for a Vesting Tentative Tract Map for a new 8-unit condominium building at 800 S. Lorraine (Kamran Kazemi, Frank Toloui)

C. Initial presentation, discussion and possible action on an application to construct a 3-story, 4-unit Small Lot Subdivision project at 5016 Rosewood (Kurt Gibbs, Sam Trude)

D. Initial presentation and discussion of USC student research project on transit-oriented development near the Wilshire/Crenshaw intersection in the Park Mile Specific Plan area. (Byoungjun Kim)

E. Initial presentation, discussion and possible action on an application for a Density Bonus apartment project at 801-903 N. Hudson (Michael Cohanzad)
MND was adopted, and two on-menu incentives approved, in February, 2015.

F. Discussion and possible action on a City Council motion (CF 14-1325) to create and implement “a value capture policy that would establish a nexus between discretionary land use entitlements and affordable housing” and provide “recommendations aimed at reducing the cost associated with housing production, such as streamlined discretionary land use entitlements and flexible alternatives to development requirements, such as open space and parking.”

Other NCs (see handouts) have expressed concern that the “streamlined” menu and entitlement system could eliminate valuable public hearings and other opportunities for community input.

5. **OLD BUSINESS (Discussion and Possible Action)** (60 minutes)

A. Status update on application for Density Bonus project at 5022-5026 Rosewood Ave. (Fuller)

Applicant Frank Afari reported Density Bonus request has been removed from project, which is now fully by right. City termination letter issued on January 15, 2015 (see handout), confirms the Density Bonus application has been terminated. No other active entitlement applications.

B. Status update on application for Density Bonus project at 5036 Rosewood Ave. (Fuller)

Applicant Frank Afari reported that project has been terminated. City planner assigned to the case confirms that the applicant has requested an official hold on the application (as of April 7), but case has not been officially terminated yet.

C. Update, discussion and possible action on ICO to prevent teardowns in several GWNC-area neighborhoods, and specific terms for neighborhoods such as Larchmont Heights (Gilman)

6. COMMITTEE & STAFF MEMBER REPORTS (including discussion and possible action items, if listed)

(5 minutes)

A. Update on application for “Café Entertainment/Show” police permit at 4001 W. 6th St. (Fuller)

Police department confirmed application is for a karaoke permit for a karaoke bar (Story) already in operation at the location (website and Yelp reviews confirm it’s been active for several years). To date, no objections to the application have been filed by any agencies that received/reviewed it. Location has had a full-line liquor CUB since the 1990s.

B. Transportation Committee Liaison Report (Stromberg)

Update on transportation issues GWNC is monitoring, as well as next TC meeting info.

7. COMMITTEE & STAFF MEMBER COMMENTS/ANNOUNCEMENTS

(5 minutes)

A. Recent sale of and possible plans for single-family home at 222 N. Manhattan Pl. (Carroll)

Single family home recently sold to buyer who plans to replace it with apartments. No applications or permits filed yet.

B. Possible agenda items for upcoming meetings

-Update on construction of a new 5-story, 44-unit condominium building at **836-850 S. Crenshaw** (Camille Zeitouny)

-Update on the development of a parking lot into 22 townhouse units over subterranean parking at **612 S. Norton** and **4055 Wilshire Blvd.** (Jared Sopko)

-Initial presentation and possible action on plans to build 6,000 square feet of retail space at **101 N. La Brea** (Matthew Wister)

-Application to demolish existing structures and build 169 apartments at **904-932 N. La Brea Ave.** (Michael Gonzales).

-Application for the installation of a wireless telecommunications facility atop an apartment building at **407 S. Gramercy** (Mark Berline)

-Application for a Change of Use to convert the old Scottish Rite Temple to a private, non-profit museum at **4357 W. Wilshire Blvd.** (Michael Gruber)

-Discussion of city policy on hiring outside counsel for Land Use and CEQA cases

-Application for 24-hour operation and a CUB for beer and wine sales at a new 7-Eleven store at **5273 W. Olympic Blvd.**

-Required Plan Approval application (for periodic review of compliance with terms of existing CUP) for **Yavneh Academy, 5353 W. 3rd St.**

C. Next meeting: Tuesday, May 26, 2015

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>

THE AMERICANS WITH DISABILITIES ACT -- As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the GWNC Secretary at (424) 901-1409, toll-free at 311, or e-mail info@greaterwilshire.org.

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