

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 – vacant  
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](mailto: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, June 23, 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 May 26, 2015 minutes
  - B. Review of Early Notification Report for possible future agenda items
4. **OLD BUSINESS (Discussion and Possible Action)** (60 minutes)
  - A. **Update, discussion and possible action on an application to install an unmanned wireless telecommunications facility atop an apartment building at 407 S. Gramercy (Mike Mounphiphak)**

Presentation of revisions since first presentation at May LUC meeting.

**B. Update, discussion and possible action on plans to build 22 townhouses over subterranean parking at 612 S. Norton and adjacent condominiums at 4055 Wilshire Blvd. (Kay Lee)**

Applicants have been working with Park Mile Design Review Board on revisions to plans previously presented.

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

**A. Application for home remodel (not teardown) at 533 N Plymouth (Josh Brooks)**

Initial presentation, discussion and possible action on behalf of long-time resident told by city that his home remodel plans (not a teardown) cannot be approved because of new ICO.

**B. Application for a CUB to serve a full line of alcoholic beverages for a new restaurant at 736 S. La Brea/5200 Wilshire Blvd. (Order Fire, in the Essex Wilshire-La Brea development) (Wes Zelio)**

Initial presentation, discussion and possible action. Development has three full line liquor licenses in place, each one needs specific approval for restaurants to open. Also won the lottery for a Type 47 full line liquor license from ABC. Sycamore Square Neighborhood Association voted on 6/15 to support the application, with a few requested conditions regarding parking and the outdoor patio.

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

Initial presentation, discussion and possible action. Applicant has signed a lease for the property, which would allow a by-right store with no alcohol sales and hours from 7 a.m. to 11 p.m. Requesting additional privileges of 24-hour operations and a CUB for sales of beer and wine. In negotiations with Sycamore Square Neighborhood Association, which originally opposed the requests, applicant has revised the plans and is now offering significant renovations to the property and a list of volunteered conditions for the CUP.

**D. Use of sign postings to discourage home sales to developers in the South Hollywood neighborhood.**

Initial presentation, discussion and possible action. The South Hollywood Neighborhood Association has been posting signs to discourage neighborhood homeowners from selling homes to developers of small lot subdivisions, pending efforts to secure a zoning overlay that would limit or prohibit such developments. Some neighbors, however, object to the use of the signs and claim that they artificially depress sale prices and disadvantage homeowners.

**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 meetings:**

- **Initial presentation and possible action on plans to build 6,000 square feet of retail space at 101 N. La Brea (Matthew Wister)**
- **Demolition of 9 single family residences and development of a 5-story, 88-unit apartment building at 501-543 N. Wilton (John Reed)**
- **Update on application for a tract map to allow construction of a new 8-unit condominium building at 800 S. Lorraine (Kamran Kazemi, Frank Toloui)**
- **Update on application to build a new 5-story, 44-unit condominium building at 836-850 S. Crenshaw (Camille Zeitouny)**
- **Application for a tract map for new condominiums at 850 N. Sycamore Ave. (Michael Gonzales)**
- **Application to demolish existing structures and build 169 apartments at 904-932 N. La Brea Ave. (Michael Gonzales)**
- **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)**

**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.

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

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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](mailto: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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