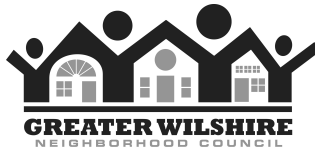


CITY OF LOS ANGELES  
CALIFORNIA

**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: Jeffrey 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:  
Nancy Kim  
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



**GREATER WILSHIRE  
NEIGHBORHOOD COUNCIL**

Land Use Committee Agenda  
Wilshire United Methodist Church  
4350 Wilshire Boulevard  
Los Angeles, CA 90005  
Tuesday, August 23, 2016 – 6:30 p.m.

**GREATER WILSHIRE  
NEIGHBORHOOD  
COUNCIL**

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

(323) 539-GWNC (4962)

[info@greaterwilshire.org](mailto:info@greaterwilshire.org)

[www.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 (Chairman)
  - 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 July 26, 2016 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. **117 N. Manhattan Place** - (Discussion and Possible Action) (Taik Kim) 8-unit SLS, 10K square feet, 15-foot front setback, 5-foot side and rear setbacks. Neighbors and committee members urged him to consider revisions, meet with neighbors and return with updates. In February Mr. Kim and he said they have not yet made any revisions. Not ready for 2-23-2016 mtg. Presented at the March LUC Committee members asked that changes be noted in Application docs and that applicants do neighborhood outreach before returning for a vote. Hearing tentatively scheduled for September 14, 2016. ENV-2015-3922-EAF, VTT-73902-SL.
  - b. **5019 W. Maplewood Ave** - (Discussion and Possible Action) (Taik Kim). 5 – unit condominium

with 10 parking spaces and 1 guest parking space. EXPEDITED PROCESSING TT-74229- CN, ENV-2016-2158-EAF.

- c. **520 N. La Brea Ave** - (Discussion and Possible Action) (Kyoshi Graves) A CUB for the sale and dispensing of a full line of alcoholic beverages for on-site consumption and a CUX to allow patron dancing all in conjunction with the change of use of a 3516SF adult school to a proposed new theater with live entertainment consisting of bands, DJs, comedy shows, theater performances area. Proposed hours of operation are 10am to 2am daily. Lyric Theatre. LUC requested applicant do outreach to neighboring residential area regarding hours and potential noise issues.
- d. **703 N. McCadden Place** - (Discussion and Possible Action) (Andy Simhaee and Daniel Pourbaba) Vacant Lot. Application to subdivide into two lots and build a Duplex on each lot in an R2-1XL zone. ENV-2016-1964-CE, AA-2016-1963-PMLA. The committee encouraged outreach to the neighbors before returning. Hearing date of 09/07/2016.
- e. **507 N. Sycamore Ave.**- (*Discussion and Possible Action*) (Kamran Kazemi and Daniel Farasat) *Demolish Duplex to construct a new 6-unit SLS with entitlements to allow height of 33.5 ft in lieu of 30 ft allowed in height district 1XL (14% for height of railing). VTT-74258-SL* Hearing date of 09/07/2016.
- f. **115 S. St. Andrews Place** - (*Discussion and Possible Action*) (Norman Felter) *Application for Permit to build a 3-story, 8-unit apartment unit with roof deck and subterranean parking garage. ENV-2016-303-CE.*

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

- a. **Affordable Housing Bill Cuts CEQA** - (Discussion and Possible Action)
- b. **Larchmont Heights Neighborhood Conservation Ordinance, La Brea-Hancock Neighborhood Conservation Ordinance** - (Discussion and Possible Action)  
Code amendments to add 12 new single family zones to the zoning code and zone changes for neighborhood conservation ICO areas. The proposed new single family zones for the South Hollywood, Larchmont Heights, and La Brea-Hancock neighborhoods would involve a zone change from R 1-1 (BMO) to R1 R2-RG, a proposed new zone, which regulates the location of a new second story to be located toward the rear of the building, requires new garages to be detached and located at the rear of the property, and a floor area of between 35% and 45% of the lot, depending on lot size. These proposed new single-family zones will supersede the existing R1 (or BMO) regulations. CPC-2016-2112-ZC, CPC-2016-2112-ZC, Hearing date: 10/13/2016

- c. **Second Dwelling Unit Ordinance** - (Discussion and Possible Action) (John Perfitt)

**6. COMMITTEE MEMBER REPORTS (Including Discussion and Possible Action) (5 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. **667 N Wilton Pl** – A density bonus project pursuant to section 12.22.A.25 For 2 on-menu incentives and using parking option 1. The project is a new 34-unit residential building, including 3 very low income units. ENV-2016-2599-EAF, DIR-2016-2598-DB
  - ii. **953 S. Citrus Ave** – Application for a subdivision of a single-family parcel to 2 single-family parcels. Application to build a second house on the R-1 property.
  - iii. **3607 W. Olympic Blvd.** - (Lazlo Faerstain) Application for a Tentative Tract Map to build a 6-unit Small Lot Subdivision project. We will contact in September, 2016.

- iv. **612 S. Norton and 4055 W. Wilshire Blvd.** - Updates on plans for townhouses and condominiums
- v. **7000-7024 W. Melrose Ave** - Density bonus with on-menu incentives for a 40- unit, 2-story residential development.
- vi. **5555 Melrose Ave, Paramount Studios** - Master Plan for Long term expansion project (25 Years)
- vii. **518 N. Gramercy Pl** – Applicant is filing a new application and wants us to contact him in September or October.

b. Next meeting, September 27, 2016 at 6:30 pm

**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.

**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 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](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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**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>

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