

CITY OF LOS ANGELES
CALIFORNIA

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**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

Land Use Committee Agenda
Wilshire United Methodist Church
4350 Wilshire Boulevard
Los Angeles, CA 90005
Tuesday, October 25, 2016 – 6:30 p.m.

**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

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

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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 - Chair)
 - b. Roll Call (Philip Farha - Secretary)
- 2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** **(5 minutes)**
- 3. ADMINISTRATIVE ITEMS (Discussion and Action)** **(5 minutes)**
 - a. Review and adoption of September 27, 2016 minutes
 - b. Review of Early Planning Report for possible future action items
- 4. OLD BUSINESS (Discussion and Possible Action)** **(30 minutes)**

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

 - a. **6063-6065 W. Melrose Ave** (Discussion and Possible Action) (David Weissglass)
New CUB application requesting the sale of a full line of alcohol for on-site consumption at a new restaurant. Conversion of an auto shop to a restaurant is currently underway. ZA-2016-3374-CUB, ENV-2016-3375-CE
 - b. **Proposed R-1 Zone Changes in the current ICO** (Discussion and Possible Action) (John Perfitt)
A request by Citrus Square stakeholders regarding the proposed new R-1 Variation Zones to discuss inclusion in the “RG” (detached rear garages) zone.

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

- a. **543 N. Arden Blvd** - (Discussion and Possible Action) (Chris Palmeri)
Developer is seeking approval to extend the height of the house by adding a fence on the roof. Project is new construction in the Larchmont Heights ICO but was submitted for plan check just prior to the deadline (3/16/2015). Application No. 15010-10001-01018 and Plan Check No. BISLA17004FO
- b. **743 S. Gramercy Drive** - (Discussion and Possible Action) (Sara Lee, Julia Lee, David Park)
Applicant requests a 35% density bonus with 2 on-menu incentives to construct 15,390 sf, 75'6" in height, 21-unit, 6 story residential apartments over one level used for automated parking, lobby, and community space and two levels of subterranean parking. Of the 21 units, 18 will be market rate and 3 units (20%) set aside for low income. Two on-menu incentives requested are: (1) side yard reduction to 8' in lieu of required 10' (2) far increase from allowed 3:1 to 4:05:1. Priority housing project. DIR-2016-3615-DB
- c. **125 N. Western Ave** - (Discussion and Possible Action) (J. Sung Lee, Steve Kim)
The sale and dispensing of beer and wine for on-site consumption in conjunction with a 1,200 square-foot with 46 indoor seats, a 264 square-foot outdoor patio with 20 seats and a 84 square-foot patio with 8 seats. And pursuant to section 12.24-w,27 of the LAMC, a conditional use to allow hours of operation 11:00 a.m. to 2:00 a.m., daily in lieu of 7:00 a.m. to 11:00 p.m., daily as restricted by mini-shopping center regulations. Hearing date on 11/08/2016. ZA-2016-2796-CUB
- d. **417-419 N. Norton Ave** - (Discussion and Possible Action) (Paulo Myung, Wook Chung)
Applicant proposes to subdivide a duplex under construction on a single lot into two residential condominium units, each having 2 covered parking spaces within and attached garage and a private driveway. AA2016-3790-PMLA
- e. **708-712 S. Gramercy Drive** - (Discussion and Possible Action) (Daniel Ahadian/Benhour Elyashan)
Demo 2 single family residences and build a 5-story, 32-unit apartment. 59 feet high, and 32-unit apartment building over 1-level of parking providing 48 auto stall, 32 long-term bicycle stall and 3 short-term bicycle stalls. 3,760 sq ft of open space is provided via the rear yard, balconies and a roof deck. Project base density is 31, setting aside 5%, 2 very low income units, and 30 market rate units. An on-menu incentive for a FAR increase in lieu of 3:1 maximum. DIR-2016-3469-DB

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

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS (5 minutes)

- a. Possible agenda items for upcoming meeting:
 - i. **121 N. Sycamore Ave** – (Moshe and Chaya Silber, Joseph Pazcoguin) 4-unit Apartment conversion to a 4-unit condominium. Requests November meeting
 - ii. **551 N. Bronson Ave** - (Discussion and Possible Action) (Jonathan Riker)
Application for Hardship Exemption from the current ICO which prohibits expansions of greater than 20% of an existing home's floor area. Proposed addition is for 586 sq. ft., existing residence is 1,195sq. ft. CC File Number 14-0656-S26. Wants to come in November.
 - iii. **3607 W. Olympic Blvd.** - (Lazlo Faerstain) Application for a Tentative Tract Map to build a 6-unit Small Lot Subdivision project. Applicant came to March meeting but was not prepared to present. He has requested to come in November.
 - iv. **612 S. Norton and 4055 W. Wilshire Blvd.** - Updates on plans for townhouses and condominiums.
 - v. **667-671 N Wilton Pl.** - (Discussion and Possible Action) (Robert Assil, Dana Sayles)
Demo 2 residential bldgs. The construction, operation, and maintenance of a residential building

with 34-units, two levels of parking with 34-parking stalls, a 35% density bonus, utilizing two incentives. DIR-2016-2598-DB

b. Next meeting, November 22, 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.

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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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- 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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