

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: Jeffry 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:  
Max Kirkham  
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 22, 2017 – 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 (Chair)
  - 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 25, 2017 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. **3377 W. Olympic Blvd.** (Discussion and Possible Action) (Kate Hennigan)  
Eldercare facility with Alzheimer’s memory care, professional medical office, restaurant, retail. Eldercare Facility Unified Permit for an eldercare facility with 146 residential units, including 24 memory care rooms, medical professional office and /or retail, and restaurant use. REQUEST: Site Plan Review for an eldercare facility with more than 50 new residential units. REQUEST: Removal of outdated Building Line on Gramercy Drive. APCC-2017-569, ENV-2017-570.
  - b. **985-991 3rd Ave, formally 3607 W. Olympic Blvd.** Applicant is requesting Vesting

Tentative Tract for 6 single-family lots in accordance with the SLS Ordinance on a 7,982.3-sq. ft. parcel of land in the C2.1 zone. VTT-73951-SL, ENV-2015-4443-EAF (no new information but wants to give an update)

- c. **5226 W. Melrose Avenue** (Discussion and Possible Action) (Ariel Gutierrez) Zone Variance to allow a 370-sq. ft. spray booth within an existing auto body repair facility in the C2 zone. Present use Auto Body Shop with a Spray Booth. Proposed use, (No Change) Auto Body Shop with a Spray Booth. ZA-2017-2354-ZV, ENV-2017-2355-EAF
- d. **5058 W. Maplewood Ave** (Discussion and Possible Action) (Hamid Dehghan) Demolition of an existing single-family dwelling and construction of a new 13-unit residential apartment building with (1) very low income affordable unit. DIR-2017-2437-DB, ENV-2017-2438-EAF
- e. **4749 W. Elmwood Ave** (Discussion and Possible Action) (Matthew Hayden) Demolition of an existing single-family dwelling and construction, use, and maintenance of new 14-unit apartment building, including 1 unit (10%) for very low-income households, approximately 45-feet. Pursuant to: LAMC 12.22 a 25, approval of affordable housing incentives for DB as follows: parking option # 1; off-menu incentive-12-foot front yard; off-menu incentive-1 compact stall in lieu of a standard stall. CPC-2017-2121-DB, ENV-2017-2122-EAF
- f. **Updates to General Plan, Community Plans, and NC Participation** (Discussion and Possible Action)  
Follow up discussion and proposed resolution to the GWNC Board regarding the transparency of and community involvement in the various working groups of the General and Community Plan updates.

**5. NEW BUSINESS (Discussion and Possible Action) (40 minutes)**

- a. **3869-3879 Wilshire Blvd, 626-664 S. St Andrews Place** (Discussion and Possible Action) (Jim Ries)  
A 16-Story, 196-Unit Building. CPC-20161495-ZC-SPR, VTT-74257-CN. Proposed building is in the Wilshire Center – Koreatown NC but immediately adjacent to the GWNC.
- b. **5212 W. Melrose Ave** (Discussion and Possible Action)  
*Repurposing of 10,045 sq ft building for a new boutique hotel use, consisting of up to 18 guest rooms, with a small hotel lobby. Requested entitlements: 1. Conditional use permit to allow a hotel within 500 feet of any A or RE zone; 2. Zone variance to allow the maintenance of the existing driveway width of 8' 9" feet to serve the hotel use in lieu of the required 10 feet; 3. A zoning administrator adjustment to allow parking stackers within the required rear yard setback. ZA-2017-3165-CU-ZV-ZAA, ENV-2017-3166-EAF*
- c. **Appeal fee increases and full cost recovery** (Discussion and Possible Action)  
City Council PLUM committee tabled discussion of raising appeal fees at their 8/15/17 meeting for two weeks. Fees for appeals by non-applicants could rise from \$89 to \$13,538 if subsidies are removed. Council File: 09-0969

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

- a. **Updates to the Land Use Committee Protocols.** (Discussion and Possible Action)  
Addition of Committee action for different applicant responses.
- b. Possible agenda items for upcoming meeting:
  - i. **Proposed Amendment to the LAMC re: Measure M** Amendment concerns the Location, Restrictions and Limited Immunity from enforcement of specified City Prohibitions relating to Commercial Cannabis Activity CPC-2017-2260-CA, ENV-2017-2261-EAF.
  - ii. **5162-5168 Melrose Ave:** Expansion of existing restaurant into the proposed front and rear enclosed patio space with a total 196 seats. Operation hours 10AM -2AM.

c. Next meeting, September 26, 2017 at 6:30 pm.

**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.

**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](mailto: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 (323) 539-GWNC (4962), toll-free at 311, or e-mail [info@greaterwilshire.org](mailto: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](mailto:info@greaterwilshire.org) or (323) 539-GWNC (4962).

**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 (323) 539-GWNC (4962) O [INFO@GREATERWILSHIRE.ORG](mailto:INFO@GREATERWILSHIRE.ORG)