

CITY OF LOS ANGELES  
CALIFORNIA

**Greater Wilshire Neighborhood Council  
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Area 14 – Windsor Square: Caroline Labiner  
Moser  
Area 15 – Windsor Village: Julie Stromberg  
At-Large: Karen Gilman  
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Education: Scott Appel  
Other Non-Profit: Tucker Carney  
Religion: Mike Genewick  
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**GREATER WILSHIRE  
NEIGHBORHOOD COUNCIL**

Land Use Committee Agenda  
Hope Lutheran Church  
6720 Melrose Avenue  
Los Angeles, CA 90038

Tuesday, December 19, 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

[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 November 28, 2017 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. ***250 N. Wilton Place (Discussion and Possible Action) (Roni Efron/Steve Kaplan)***  
*Applicant proposes to create new 5-small lots for single family residential purposes. Each residence will have its own attached garage. VTT-77081-SL, ENV-2017-3703-EAF.*
  - b. **A proposed amendment to LAMC concerning restrictions and limited immunity from enforcement of specific City prohibitions relating to commercial Cannabis Activity. (Discussion and Possible Action)**

**5. NEW BUSINESS (Discussion and Possible Action) (30 minutes)**

- a. **LACMA Draft EIR Comments (Discussion and Possible Action) (Reneé Schellaci)**  
*LACMA and City Planning have released the draft EIR re the LACMA renovation and construction. Deadline for comments was December 15, 2017. LACMA team has not presented to GWNC; they said they were waiting for presentation until draft EIR was released. The GWNC submitted a CIS showing intention to submit comments and request an extension of the comment deadline.*
- b. **5040 Wilshire Blvd., Sushi Eyaki, Inc. (Discussion and Possible Action) (Alex Woo)**  
Conditional Use Permit for sale of beer and wine for on-site consumption. Present use is with alcohol and no change is requested. Hours of operation will remain the same. ZA-2017-4809-CUB, ENV-2017-4810-CE
- c. **Brookside and Sycanire Square Neighborhood Conservation Zone Change Ordinances**  
Zone Change to a R1 Variation Zone. CPC-20174556-ZC, ENV-2017-4557-EAF.
- d. **5122 W. Maplewood Ave. (Discussion and Possible Action) (Steven Scheibe)**  
Demolition of 1 Single Family residence and 1 Duplex for new construction of 5 – story 24 residential unit building setting aside 2 Extremely Low Income units and 31 on-site parking spaces. DIR-2017-4551-TOC, ENV-2017-4552-EAF.
- e. **816 – 820 S. Wilton Place: Construction of a new 18-unit condominium project. (Discussion and Possible Action) The project is already under construction per Taik Kim. (Ji Sung Yun, Jae Chang)**  
VTT-73780-CN, ENV-2017-4716-EAF.

**6. COMMITTEE MEMBER REPORTS (15 minutes)**

- a. **Land Use Committee Protocols (Discussion and Possible Action) (Caroline Labiner-Moser)**  
Committee protocols and requests to applicants for projects.
- b. **Possible agenda items for upcoming meeting:**
  - i. 946 S. Norton Ave: Conditional Use Permit for a Parking Lot in the R1-1 zone to be used as parking for an adjacent commercial business. ZA-2017-3955-CU, ENV-2017-3956-CE.
  - ii. 947 S. Norton Ave: Conditional Use Permit for a Parking Lot in the R1-1 zone to be used as parking for an adjacent commercial business.
  - iii. 5212 W. Melrose Ave: (Discussion and Possible Action) (Todd Elliott)  
The project would repurpose the 6 existing historically-significant bungalow structures to allow construction of a hotel consisting of up to 18 guest rooms, with a small hotel lobby on 12,434 sq. ft. parcel. Requesting, conditional use permit to allow a hotel within 500 feet of any A or RE zone, 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 in lieu of 12.21a5(e) and a zoning administrator adjustment to allow parking stackers within the required rear yard setback in lieu of 12.14.c.2.ZA-2017-3165-CU-ZV-ZAA, ENV-2017-3166-EAF.
  - iv. 6703 Melrose Ave: Conditional Use to permit on-site sale and dispensing of alcoholic beverages in conjunction with the operation of a proposed restaurant facility. ZA-2017-4602-PAB, ENV-2017-4603-CE.
- c. Next meeting, January 23, 2018 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.

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- 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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