



Greater Wilshire Neighborhood Council (“GWNC”)  
Land Use Committee Meeting Minutes, Tuesday, January 25, 2022  
Approved February 22, 2022

In conformity with the Governor’s Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, this duly noticed meeting was held entirely online and telephonically.

Document copies were available at <https://greaterwilshire.org/LUCdocs> and shown online.

**I. WELCOMING REMARKS**

A. Call to order (Brian Curran)

A duly noticed Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Land Use Committee was held online. New Chair Brian Curran called the meeting to order at 6:31 p.m.

B. Roll Call (Tommy Atlee)

Mr. Atlee called the roll. Eight of the 12 Committee Members were present online at the Roll Call: Tommy Atlee (Secretary), Madison Baker, Rory Cunningham, Brian Curran (Chair), Dick Herman, Daniela Prowizor-Lacayo, David Trainer and Jane Usher. Patricia Carroll, Karen Gilman and John Gresham arrived later. Susan O’Connell was absent. Philip Farha had resigned. The GWNC Land Use Committee quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) was 51% of the 12 filled Committee Seats, or seven Members, so the Committee could take such votes (see the Bylaws link at <https://greaterwilshire.org/bylaws-board-rules>). To apply to become a Member, see [www.GreaterWilshire.org](http://www.GreaterWilshire.org). Also attended: at least 14 Stakeholders and guests.

*Committee Members Karen Gilman and John Gresham arrived online at this time (6:32), making 10 Committee Members present online (the Committee quorum was seven).*

**II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**

Che Welsh, a resident of the Alexandria Tiny Homes, suggested ways to better manage temporary housing in the City, especially regarding sustainability.

*Committee Member Patti Carroll arrived online at this time (6:40), making 11 Committee Members present online (the Committee quorum was seven).*

**III. CHAIRPERSON’S REPORT**

A. GWNC Monthly Land Use Update

Mr. Curran indicated that there was no report.

**IV. ADMINISTRATIVE ITEMS** (Discussion and Possible Action)

A. Review and Adoption of December 21, 2021 Minutes.

The following correction was requested: page three, Item #VI. C.: in the Motion, “75” [S. Manhattan Pl.] should be “975” [S. Manhattan Pl.].

**MOTION** (by Mr. Atlee, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its December 21, 2021 Meeting as corrected.

**MOTION PASSED** by a roll call vote of the 11 eligible voters present online with 10 in favor (“Yes” or “Aye”) (Atlee, Baker, Carroll, Curran, Gilman, Gresham, Herman, Prowizor-Lacayo, Trainer and Usher); zero opposed; one abstained (Cunningham).

B. Review of Early Planning Report for possible future action items.

The Report was reviewed; it was agreed not to Agendize any of the items.

**V. OLD BUSINESS** (Discussion and Possible Action)

A. None at this time

**VI. NEW BUSINESS** (Discussion and Possible Action) [*Note: Items in italics below were unconfirmed at publication and may be postponed until a later date.*] [*The following sub-section first paragraphs are copied from the Agenda.*]

A. *544-550 S Wilton Place:* (Gary Benjamin) Replace vacant lot with 44,212 sf, 7-story, 84’ apartment building with 29 residential units, including 3 extremely low-income affordable units, 47 parking spaces (no guest parking), and 2,944 sf of open space. Case no. VTT-83698-CN-HCA. Zoning R3-2. Area 12: Western-Wilton. (Tier 3 TOC).

Mr. Benjamin presented slides, described the project and answered questions. Ms. Prowizor-Lacayo, Mr. Cunningham and Mr. Curran appreciated the exceptional design. The current owner bought the property in March 2021; “it was sold and marketed as a vacant property.” Access and egress would be on Wilton. Twenty-three parking spaces would be at ground level. He “will make a note” regarding having a garage gate override in case of a power outage.

**MOTION** (by Ms. Baker, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the replacement of a vacant lot with a seven-story apartment building with 29 residential units, including three extremely low-income affordable units, for the project located at 544-550 S. Wilton Pl. as presented on January 25, 2022.

**MOTION PASSED** unanimously by a roll call vote of the 11 eligible voters present online with all 11 in favor (“Yes” or “Aye”) (Atlee, Baker, Carroll, Cunningham, Curran, Gilman, Gresham, Herman, Prowizor-Lacayo, Trainer and Usher); zero opposed; zero abstained.

B. *532 N Wilton Ave.:* (Gregg, 5 Star Discount Homes) Replace single-family dwelling and detached garage with new 3-story duplex at the rear, and 3-story single-family dwelling + accessory dwelling unit at the front. Demolition Pre-Inspection Application No.

21019-10000-05159/Job No. B21LA23219. Case no: none. Zoning R3-1. Area 9: Oakwood/Maplewood/St. Andrews. [App no. 21010-30000-06111/Job no. B21WL05159 for new 3-story duplex (rear). App no. 21010-30000-06110/Job no. B21WL05159 for new 3-story single-family dwelling + accessory dwelling unit (front).]

Representative Gregg Adams said he only got the email a few days ago. It was agreed that he will present at the next Committee meeting. No Motion was made or vote taken.

C. *5750-5756 W. Melrose Ave. and 657 Lucerne Blvd.*: (app: Behrstock Properties LP / rep: Matthew Nichols – DLA Piper LLP) Conditional Use Permit for alcohol to allow the sale and dispensing of a full line of alcoholic beverages in an existing restaurant during the hours of 7 a.m. – 11 p.m. Case # ZA-2021-9307-CUB (Previous or pending case #'s ZA-2009-2024-CUB, ZA-1988-1051-E, ENV-2009-2025-CE, ZA-2019-2253-ZAA-WDI, ENV-2019-2254-CE, Ord. 74207). Zoning C1-1VL. Larchmont – Area 7.

It was noted that no representative was present.

**MOTION** (by Mr. Gresham, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the Conditional Use Permit for alcohol to allow the sale and dispensing of a full line of alcoholic beverages in an existing restaurant during the hours of 7 a.m. – 11 pm for the property located at 5750-5756 W. Melrose Ave. and 657 Lucerne Blvd. because the developer was requested, but declined, to appear before the Committee.

**MOTION PASSED** unanimously by a roll call vote of the 11 eligible voters present online with all 11 in favor (“Yes” or “Aye”) (Atlee, Baker, Carroll, Cunningham, Curran, Gilman, Gresham, Herman, Prowizor-Lacayo, Trainer and Usher); zero opposed; zero abstained.

D. *5784 W Melrose Ave. (5788, 5788 ½, 5786 Melrose Ave.)*: (Maria Impala) Conditional Use Permit for alcohol to allow the sale and dispensing of beer and wine for on-site consumption with ancillary off-site privileges with to-go food orders, in conjunction with a 1,450-sf restaurant, Ramen Melrose (opened 2019). The restaurant has 28 seats with proposed hours of alcohol sales from 11 a.m. – 2 a.m. daily. Case no. ZA-2021-9831-CUB. Zoning C2-1. Area 5: Hancock Park.

GWNC Administrator Julia Christiansen relayed that the developer will present at the February or March meeting.

## **VII. REQUESTS FOR FUTURE AGENDA ITEMS** (Discussion and Possible Action)

A. 5001 W. Wilshire Blvd.: (Eric Shabsis, Jamie Poster, Kimberly Paperin).

Stakeholder Cathy Roberts reported that the applicant is negotiating with the Homeowners Association; the project soon might return to the Committee.

B. 620 ½, 622 ½, 626 ½, 628 ½, 632 ½, 634 ½, 636 ½ N. Wilton Place: (Albert Chavez)

- Demolition Pre-inspection Application Numbers 20019-10000-03663, 03667; 03655; 03668; 03669; 03652P; 03653; 03656. Proposed 4-story 25-unit apt bldg. Zoning R3-1.
- C. 617 N. Rossmore Ave.: (Bruce Miller) Demolition Pre-inspection Application No. 20019- 10000-03270 & 20019-10000-0327. Zoning R4-2.
- D. 834 N. June St.: (Robert Tavasci) Demolition Pre-inspection Application No. 20019-1000001475. Zoning RD1.5-XL.
- E. 743-749 S. Gramercy Pl.: (Michelle Chen) Demolition Pre-inspection Application No. 19019-10000-03867; 19019-10000-03861; and 19019-10000-03864. Zoning RD1.5-XL.
- F. 6101-6117 W. Melrose Ave & 713-735 N. Seward St.: (Discussion and Possible Action) (David Simon, Ann D’Amato) Melrose and Seward Creative Office Design. 5-story, 74-ft tall commercial development with approx 67,889 sq ft of new office space, retail spaces and open space. APCC-2021-2908-ZC-HD-ZAD-SPR. Zoning - Melrose C4-1XL; Zoning-Seward CM-1VL - Area 8 - Melrose.

Ms. Roberts reported that the developer presented to the Hancock Park HOA, which awaits a developer update. Mr. Gresham recommended contacting CD5. Debra Rosenbaum, South Hollywood HOA representative, reported that they had a “very detailed” meeting November 8<sup>th</sup> in which the SHHOA made requests. Resident Sheri Gasche was concerned about strong light reflecting onto residences.

- VIII. PROJECTS COVERED BY OTHER BOARDS** (for information only)
- A. 110 N Irving Blvd: (Nick Leathers) Replace vacant lot with new 2-story single-family dwelling with basement, detached 1-story 2-car garage, and swimming pool. Case no(s): DIR-2021-10142-CCMP, ENV-2021-10143-CE. Area 14: Windsor Square R1-1 HPOZ.
- B. 248 Highland Ave: (Astra Woodcraft) Demo detached garage. Demo Pre-Inspection Application no: 21019-20000-04813/Job no. B21VN16277. Case no(s): multiple, but nothing recent. Area 5: Hancock Park RE9-1 HPOZ.

Mr. Curran noted the above.

**IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION**

(Discussion and Possible Action).

- A. City Building Code Fire District 1 Expansion / California Department of Forestry / Fire Protection Very High Fire Severity Zone / City High Wind Velocity Zone / Ordinance: (Zoning Code, CF 19-0603) Motion by Bob Blumenfield to expand Fire District 1 in the City.

Mr. Atlee reported that one area is Wilshire Blvd. between Highland and LaBrea. He believed that the legislation would strongly increase construction costs. Other Neighborhood Councils have, in writing, opposed the expansion. It was agreed to re-Agendize this for further discussion.

- B. Park Space: (Streets For All) LA 25x25, a policy platform that all candidates for CD5 and most candidates for CD13 have signed onto, is proposing to create 30.5 million square feet of public plazas and open space, 7,500 additional Al Fresco treatments to support restaurants and bars, and 52.3 million square feet of wider and friendlier sidewalks, city-wide. They recently released a data visualization for unique neighborhood councils

showing how many acres of public parks each neighborhood council has. – You can view LA 25x25’s policy platform (<https://la25x25.com/#Proposal>) and the data visualization (<https://la25x25.com/nc/greater-wilshire>) on the LA 25x25 website: [la25x25.com](https://la25x25.com).

Mr. Atlee offered to get a presenter(s). Mr. Gresham preferred that the Committee not consider this at this time. Ms. Usher noted that the City Council is considering a restaurant beverage ordinance; it will be Agendized for this Committee’s consideration.

**X. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS** (Discussion and Possible Action).

A. Training for Committee Members: Land Use 101 and Ethics.

Mr. Curran reported that he completed his Training and encouraged others to do the same. Mr. Atlee will contact Committee Members who need to complete it.

B. Next GWNC Land Use Committee Meeting will be held at 6:30 pm on Tuesday, February 22, 2022, via Zoom.

Mr. Curran noted the above.

**XI. ADJOURNMENT**

Mr. Curran **ADJOURNED** the Meeting with no opposition at 8:33 p.m.

Respectfully submitted,  
David Levin  
Minutes Writer

*The first paragraph of some Items, Motions/Resolutions and other wording may have been copied from the Agenda.* Edited by the GWNC. The GWNC Land Use Committee Meeting Minutes page is <http://greaterwilshire.org/land-use-committee-agendas-minutes>.