



Greater Wilshire Neighborhood Council (“GWNC”)  
Land Use Committee Meeting Minutes, Tuesday, May 24, 2022  
Minutes Approved June 28, 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. Chair Brian Curran called the meeting to order at 6:35 p.m.

B. Roll Call (Tommy Atlee)

Secretary Atlee called the roll. Seven of the 12 Committee Members were present online at the Roll Call: Tommy Atlee (Secretary), Brian Curran (Chair), Karen Gilman, John Gresham, Dick Herman, Daniela Prowizor-Lacayo and Jane Usher. Patricia Carroll and Rory Cunningham arrived later. Madison Baker, Susan O’Connell and David Trainer were absent. 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 eight Stakeholders and guests.

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

There were no public comments at this time.

**III. CHAIRPERSON’S REPORT**

A. GWNC Monthly Land Use Update

Mr. Curran thanked participants of the Restaurant Beverage Program discussion.

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

A. Review and Adoption of April 26, 2022 Minutes.

**MOTION** (by Mr. Atlee, seconded by MJU): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its April 26, 2022 Meeting as written.

*Committee Members Patti Carroll and Rory Cunningham arrived online at this time (6:39), making nine Committee Members present online (the Committee quorum was seven).*

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

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

The City’s Report did not include any projects in the GWNC area.

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

*[The following sub-section first paragraphs are copied from the Agenda.]*

- A. 6535 W. Melrose Ave, Ste 102: (Terri Dickerhoff) Filing date: 3/9/22. CUB to allow the onsite sale of full alcohol in conjunction with a 2,605 sf. full service restaurant (Sushi Palace) in a new mixed use building, with 56 indoor and 28 outdoor seats. Hours of operation will be 7 am-2 am indoor, outdoor until 11 pm, daily. Case no: ZA-2022-1671-CUB, ENV-2022-1672- CE. Zoning: [Q] C2-1VL-SN. Area 8: Melrose.

Ms. Dickerhoff presented and noted newly-proposed operational hours. She had presented to the South Hollywood Neighborhood Association and the Hancock Park Homeowners Association.

**MOTION** (by Mr. Atlee, seconded by Ms. Prowizor-Lacayo): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the application for a Conditional Use Permit for allow the sale and dispensing of full alcohol for on-site consumption as amended by the applicant to revise the hours to 7 a.m.- 11 p.m. Sundays-Thursdays inside and 7 a.m.-midnight on Fridays and Saturdays, and 7 a.m.-10 p.m. daily on the patio, for the property located at 6535 W. Melrose Ave., Ste. 102 as presented on May 24, 2022

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

Mr. Cunningham thanked the applicant “for responding to the community.”

**VI. NEW BUSINESS** (Discussion and Possible Action)

- A. 4001 W. 6th St: (Ariel Gutierrez) Filing date: 1/20/22. Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with a 12,484 sf. (6200 sf.- existing, 2684 sf. new expansion) restaurant (Korean steakhouse, Daedo Sikdang) accommodating 243 indoor seats, having karaoke for entertainment, and having the hours of operation from 11am to 2am daily. Case no: ZA-2022-418-CUB. Zoning: C2-1. Area 12: Western-Wilton. Hearing date: 6/8/22.

Project representative AG showed slides and presented the project, which is “in the heart of Koreatown.” “It would still be run as a bona fide eating place.” Mr. Gresham said the project “is nowhere near the ‘heart of Koreatown’.” He noted that there are nearby residences. There was extensive discussion of the proximity of those residences. Concerns were expressed about what neighbors may think of the project.

**MOTION** (by Mr. Gresham, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board recommends that the GWNC Board oppose the application for a Conditional Use Permit for allow the sale and dispensing of full alcohol for on-site consumption between the hours of 11 a.m. - 11 p.m. for the property located at 4001 W. 6<sup>th</sup> St. as presented on May 24, 2022, until the Project Manager returns to the Committee and updates the Committee on neighborhood outreach and project developments.

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

- B. 215 S. Wilton Pl: Mills Act contract violations and illegal demolitions of interiors and exterior features of a designated historic resource within the Wilton National Historic District. Update on recent Cultural Heritage Commission hearing and discussion on proposed remedies.

Mr. Curran gave some background. This is City Historic Cultural Monument #568. He reported that “soon after the new owners took possession” neighbors noted features being put into dumpsters. Slides showed “gutted” interiors, features from 1909 having been removed. Mr. Cunningham noted that the previous owner had “completely restored” the home and that the new owner had “the original materials . . . thrown into a landfill.” Ms. Carroll wanted “another level of protection” to be provided to prevent that from happening again. Mr. Herman said “the Commissioners were completely dismayed” about what happened. There was extensive discussion of what punitive action can and/or will be taken by the City against the new owner and their realtor.

**MOTION** (by Mr. Curran, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board instruct Committee Chair Brian Curran and Committee Members Dick Herman and Jane Usher to draft a letter for Board approval for purposes of informing the Cultural Heritage Commission of the community’s position and points of interest with respect to Mills Act contract violations and illegal demolitions of the interiors and exterior, and potential fraud, at the property located at 215 S. Wilton Pl.

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

*Committee Member Daniela Prowizor-Lacayo left at this time (8:08), making eight Committee Members present online (the Committee quorum was seven).*

- C. 3377 W. Olympic Blvd: (Heagi Kang) Filing date: 4/22/22. Replace 3 existing commercial structures with a new 7-story mixed-use commercial and residential development. A total proposed of maximum 5,000 sf of commercial space and 153 apartment units. Case no: DIR-2022-2825-TOC-WDI-HCA, ENV-2022-2826-EAF. Zoning: C2-1. TOC: Tier 3. Area 3: Country Club Heights.

Mr. Curran reported that this was a senior center. GWNC Administrator Julia Christiansen reported that no Hearing date had been set. No Motion was made or vote taken.

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

A. 6101-6117 W. Melrose Ave & 713-735 N. Seward St: (Ann D’Amato) Filing date: 4/9/21. Demo of existing 1-story commercial building and surface parking lot, and construction of a 5-story, 74-ft tall commercial development with a total floor area of 67,889 sq ft, 168 parking spaces and 26 bicycle spaces. The Project proposes a FAR of 1.88 to 1. Case no: CPC-2021-2908-ZC-HD-ZAD-WDI-SPR, ENV-2021-2909-MND. Zoning: Melrose C4-1XL; Seward CM-1VL. TOC: not eligible. Area 8: Melrose.

1. Applicants have met with the Larchmont Village HOA, Hancock Park HOA, and SoHo NA. All input has been shared with the developer for consideration and action. Hearing date: 3/30/22; CPC hearing: 6/9/22.

Mark Alpers reported that the HPHOA opposed the application; he described discussions with the developer. “The Hearing has been postponed . . . until July 28<sup>th</sup>.” The HPHOA wants only three stories. He said “many Hancock Park residents expressed opposition to the project.” Debra Rosenbaum, South Hollywood Neighborhood Association President, said the project is just outside their border. Mr. Curran said the Committee will continue to monitor this.

B. 5001 W. Wilshire Blvd: (Eric Shabsis) Filing date: 4/22/21. Demo of an existing 2-story 36,330 square-foot commercial development and the construction of a new 8-story 105-ft, 242 unit mixed use building. Case no: DIR-2021-3326-TOC-SPR-VHCA. Zoning: C4-2D. TOC: Tier 3. Area 6: La Brea-Hancock.

1. Applicants have not yet presented to the LUC, but have met with the Hancock Park HOA and La Brea Hancock HOA (as of 3/11/22). They intend to work out some of the issues raised at those meetings and go back to the HOAs with their response. Another meeting with the HPHOA was scheduled for this month.

Mr. Alpers reported that the project would have 10% Very Low Income units. He said the HPHOA met twice with developer; they’re anxious to present to this Committee. The project is now in the environmental review period. Comments were “received from a slew of neighbors”; there were concerns about a balcony; the rooftop deck; construction traffic; an “electrical transformer located in a park”; and a “32-month construction period.” Mr. Curran said the Committee awaits more input from Neighborhood Associations. No Motion was made or vote taken.

**VIII. PROJECTS COVERED BY OTHER BOARDS** (for information only)

- A. None at this time

**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 on this. There is concern that such expansion would make housing construction more expensive. Mr. Herman believed that “existing codes” are enough. Mr. Cunningham believed that the city is not protected against giant fires. Ms. Usher wanted to know why Councilmember Blumenfield supports this. Jamie York, Reseda Neighborhood Council Board Member, reported that people have been speaking in support of the expansion to Neighborhood Councils without identifying themselves as lobbyists for the concrete industry. No Motion was made or vote taken.

B. Senate Bill 9: Took effect on January 1, 2022. The bill establishes a ministerial process for approving 2-unit developments and lot split parcel maps for qualifying projects located on lots zoned for single-family. City Planning, alongside LADBS and Housing Depts, has prepared a memorandum to summarize the eligibility criteria and standards. City Planning is still working to complete the motion (CF 21-1414) that was directed by the City Council, and will start making presentations on the bill in May.

Mr. Curran noted the above. No Motion was made or vote taken.

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

A. Next GWNC Land Use Committee Meeting will be held at 6:30 pm on Tuesday, June 28, 2022, via Zoom.

Mr. Curran noted the above.

B. Training reminders for land use will be sent out to several members of the LUC.

Mr. Curran noted the above.

**XI. ADJOURNMENT**

**MOTION** (by Mr. Curran): to **ADJOURN** the Meeting.

**MOTION to ADJOURN PASSED** unanimously; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 8:58 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>.