

CITY OF LOS ANGELES  
CALIFORNIA

**Greater Wilshire Neighborhood Council**  
**Governing Board Members** 집행이사회 위원  
**Miembros de la Mesa Directiva**

President – Conrad Starr  
Vice President – Charles D’Atri  
Secretary – Jennifer DeVore  
Treasurer – Patricia Carroll

Area 1 – Brookside: Owen Smith  
Area 2 – Citrus Square: Jeffry Carpenter  
Area 3 – Country Club Heights: Selene Betancourt  
Area 4 – Fremont Place: Mark McQueen  
Area 5 – Hancock Park: Jennifer DeVore  
Area 6 – La Brea-Hancock: Sixto Sicilia  
Area 7 – Larchmont Village: Charles D’Atri  
Area 8 – Melrose: Jesseca Harvey  
Area 9 – Oakwood/Maplewood/St. Andrews: Alex Nava  
Area 10-Ridgewood-Wilton/St. Andrews Sq: Patricia Carroll  
Area 11 – Sycamore Square: Conrad Starr  
Area 12 – Western-Wilton: Andy Galan  
Area 13 – Wilshire Park: John Gresham  
Area 14 – Windsor Square: Gary Gilbert  
Area 15 – Windsor Village: Julie Kim  
At Large: Cindy Chvatal-Keane  
Renter: Tommy Atlee  
Business: Romi Cortier  
Education: Scott Appel  
Religion: Benny Rosenberg  
Other Nonprofit: Cindy Chvatal-Keane



**GREATER WILSHIRE  
NEIGHBORHOOD COUNCIL**

**Land Use Committee Meeting  
Agenda (In-Person)**

**Tuesday, July 25, 2023 - 6:30 pm**  
**Marlborough School (Room C115)**  
250 S. Rossmore Ave.  
(Parking lot off 3rd St.)  
Los Angeles, CA 90004  
Supporting documents available at  
[www.greaterwilshire.org/LUCdocs/](http://www.greaterwilshire.org/LUCdocs/)

**GWNC Land Use Committee:**

Chair – Brian Curran - Area 14  
Patricia Carroll - Area 10  
Rory Cunningham - Area 10  
Karen Gilman - Area 7  
John Gresham - Area 13  
Dick Herman - Area 10  
Susan O’Connell - Area 10  
Daniela Prowizor-Lacayo - Area 1  
Jane Usher - Area 14

**Direct Committee Inquiries to:**

(323) 539-GWNC (4962)  
[landuse@greaterwilshire.org](mailto:landuse@greaterwilshire.org)  
[info@greaterwilshire.org](mailto:info@greaterwilshire.org)

월서 광역주민의회  
토지사용 위원회  
정기회의 의제

*Concejo Vecinal de Greater  
Wilshire - Comité sobre uso del  
suelo - Agenda de reunión  
ordinaria*

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 elected 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.

주민의회 체계는 모든 로스앤젤레스 시민들의 시민적 참여와, 지역 커뮤니티들에 대한 정부의 책임과 이들의 수요를 위한 목소리가 되어 봉사할 수 있게 합니다. 저희는 로스앤젤레스 시티의 선출된 자문기관으로서 저희 커뮤니티를 개선하고 정부가 저희에게 더욱 가깝게 다가오도록 하는 사명에 열중한 자원 이해관계자들로 구성되어 있습니다.

*El sistema de Concejo Vecinal hace posible la participación cívica para todos los Angelinos y sirve como voz para mejorar la capacidad de respuesta del gobierno frente a las comunidades locales y sus necesidades. Somos un organismo asesor elegido de la Ciudad de Los Ángeles, compuesto por voluntarios interesados dedicados a la misión de mejorar nuestras comunidades y acercar el gobierno a nosotros.*

**I. WELCOMING REMARKS 환영 연설 Comentarios de bienvenida**

- A. Call to Order (Brian Curran)
- B. Roll Call (Brian Curran)

**II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS 의제 비포함 안전에 대한 일반  
공중 언급 Comentario público general sobre temas no incluidos en la agenda**  
(Time may be limited to 2 minutes per speaker at the discretion of the chairperson)

**III. CHAIRPERSON’S REPORT 의장 보고 Informes del presidente**

- A. GWNC Monthly Land Use Update

- IV. **ADMINISTRATIVE ITEMS** 집행부 안건 *Temas administrativos* (Discussion and Possible Action)
- A. Review and Adoption of June 27, 2023 Minutes
  - B. Review of Early Planning Report for possible future action items
- V. **OLD BUSINESS** 기존 사업 *Asuntos antiguos* (Discussion and Possible Action)
- A. None at this time
- VI. **NEW BUSINESS** 신규 사업 *Asuntos nuevos* (**Discussion and Possible Action**) [Note: Items in italics below were unconfirmed at publication and may be postponed until a later date.]
- A. *119 N. Larchmont Blvd:* (David Lee, Owner) Larchmont Jewelers
  - B. **3377 Olympic Blvd:** (Waiver Request) Pursuant to LA Municipal Code Section 12.37 1.3, a waiver of required dedication and improvements has been requested to provide relief from the requirement to: Complete the dedication process of 3' along St. Andrews Pl. and 5' along Olympic Blvd. Case no: DIR-2022-2825-TOC-SPR-WDI-HCA.
  - C. **300 N. Plymouth Blvd:** Nuisance Party House
  - D. **959 S. Crenshaw Blvd** (and Olympic): (Rite Aid) A Conditional Use Permit for sale of a full line of alcohol for off-site consumption with an existing pharmacy/store. Zoning: CR-1VL. Case no: ZA-2023-4118-CUB. Area 15: Windsor Village.
  - E. **Nominations for Land Use Committee Membership**
  - F. **Discussion of possible NC Initiative** to require entitlements issued by the City of Los Angeles to comply with their project plans, in lieu of the current language which only requires substantial compliance that routinely results in completely different projects than the NCs supported.
- VII. **REQUESTS FOR FUTURE AGENDA ITEMS** 추후 가능 의제에 대한 요청 *Solicitudes de posibles temas de la agenda futura* (Discussion and Possible Action)
- A. **531 N. Larchmont Blvd:** (Shahab Ghods) Filing date: 3/23/23. Demo of an existing 1-story, 1,860 sqft. medical office for a new 4-story, mixed-use building with 15 residential units on the top 3 floors, over 2,700 sqft. of dental office space and 990 sqft. of general office space (on the ground floor) and 2 levels of subterranean parking. Case no: DIR-2023-2014-TOC-HCA. Zoning: [Q]C2-1VL. TOC: Tier 1. Area 7: Larchmont
  - B. **5901 Melrose Ave:** (Diego Torres-Palma) The Pawn Shop Sports Bar and Restaurant

- C. **4820 Oakwood Ave:** (Hoa “Sean” Nguyen) Filing date: 6/27/23. New 5-story, 31 unit affordable housing apt. bldg. with 3 ELI units, over 1-story parking garage. Zoning: R3-1. Case no: DIR-2023-4330-TOC-HCA. TOC: Tier 2. Area 9: Oakwood/Maplewood/St. Andrews.
- D. **ED1 Projects:** On Dec 16, 2022, Mayor Karen Bass issued [Executive Directive 1](#) (ED1) to facilitate the expeditious processing of Shelter Projects and 100% Affordable Housing Projects to address the housing and homelessness crisis in Los Angeles. The project review procedures in the Dept. of City Planning, the Dept. of Building and Safety, and the Housing Dept. have all been modified in response to ED1. All appropriate approvals for such projects or Shelters are to be issued within 60 days following the submission of the completed application.
1. **900 S. Wilton Pl** (and 9th): Filing date: 6/30/23. Demo of existing structure and the construction, use, and maintenance of a new 7-story, 80-unit, 100% affordable housing project with density bonus per AB-1763. Zoning: R3-1. Case no: ADM-2023-4580-DB-VHCA-ED1. TOC: Tier 2. Area 3: Country Club Heights.
  2. **250 N. Wilton Pl** (and Beverly): Filing date: 6/27/23. Construction of 100% affordable, 6-story, 40-unit apt. bldg. on vacant lot. Requesting off-menu incentives per AB-2334; 61% increase in floor area, 32% reduction in open space area, and 30% reduction to north side yard setback. Zoning: [Q]R3-1. Case no: PAR-2023-4326-AHRF-ED1. TOC: Tier 2. Area 10: Ridgewood-Wilton/St. Andrews Square.
  3. **925 S. Manhattan Pl** (9th and San Marino): Filing date: 5/2/23. Demo of existing structure for 100% affordable, 7-story, 60-unit apt. bldg. with no parking per AB-2097. Zoning: R4-1. Case no: PAR-2023-3012-AHRF-ED1. TOC: Tier 3. Area 3: Country Club Heights.
  4. **851 S. Manhattan Pl** (8th and 9th): Filing date: 3/24/23. Construction of 100% Affordable, 7-story, 60-unit apt. bldg. on vacant lot, with no density limitation per AB-2345, and no parking requirement per AB-2097. Zoning: R4-1. Case no: PAR-2023-2063-AHRF-ED1. TOC: Tier 3. Area 3: Country Club Heights.

**VIII. PROJECTS COVERED BY OTHER BOARDS (for Information Only) 타 위원회 담당 사업**  
***Proyectos cubiertos por otras mesas***

- A. None at this time

**IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION 계류 중인 지역, 주, 연방 법률 심의 *Revisión de legislación pendiente local, estatal y federal*** (Discussion and Possible Action)

- A. None at this time

**X. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS 위원회 위원 언급/발표**  
***Comentarios/anuncios de un miembro del comité*** (Discussion and Possible Action)

- A. **Next GWNC Land Use Committee Meeting** will be held at 6:30 pm on Tuesday, August 22, 2023, at the Marlborough School (Room C115), 250 S Rossmore Ave, Los Angeles, CA 90004.

## XI. ADJOURNMENT 조정 *Postergación*

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**TRANSLATION SERVICE** – If you need translation service, please contact the GWNC Secretary at (323) 539-4962 or [info@greaterwilshire.org](mailto:info@greaterwilshire.org) at least 72 hours before the event.

번역 서비스 – 번역 서비스를 요청하려면 행사 개최 72시간 이전까지 주민의회에 알려주시기 바랍니다. 이사회 사무국 연락처 (323) 539-4962 또는 [info@greaterwilshire.org](mailto:info@greaterwilshire.org) 에 접촉하시기 바랍니다.

**SERVICIOS DE TRADUCCIÓN** – Si requiere servicios de traducción, favor de avisar al concejo vecinal 72 horas antes del evento. Por favor contacte al secretario de la mesa, al (323) 539-4962 o [info@greaterwilshire.org](mailto:info@greaterwilshire.org).

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**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** – The public is requested to dial \*9 (if connecting by phone) or press the “raise hand” button (if using the Zoom app), when prompted by the chairperson, to address the Board on any agenda item before the Board 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 two minutes per speaker, unless adjusted by the chairperson.

주민의회 회의의 공공 입력 – 이사회/위원회가 어떤 안건이라도 조치를 취하기 전에, 해당 이사회/위원회에서 이를 다루고자 한다면, 공공 참여자들은 회장의 제안에 의해서 \*9를 누르거나(전화 참여 경우) "손들기" 버튼(줌 앱 사용 경우)을 이용하시기 바랍니다. 의제에 대한 공중의 언급은 개별 안건이 심의될 경우에만 청취합니다. 이사회/위원회 행정 구역에 해당하지만 의제에 등재되지 않은 사안에 대한 공중 의견 진술은 일반 공중 언급 순서에서 청취할 것입니다. 브라운 법에 의거, 일반 공중 언급 기간 동안 제기되는 사안에 대해서는 이사회/위원회가 조치를 취할 수 없도록 되어 있다는 점을 참고하시기 바랍니다; 그러나 공공 위원이 제기한 사안은 이후 회의에서 주제가 될 수 있습니다. 의장에 의해서 혹은 이사회/위원회의 투표로 조정되지 않는 한, 공중 언급은 발언자 당 2분 이내의 시간만 허용됩니다.

**OPINIONES DEL PÚBLICO EN LAS REUNIONES DEL CONCEJO VECINAL** – *Se pide al público que marque \*9 (si se conecta por teléfono) o presione el botón de levantar la mano "raise hand" (si usa la aplicación Zoom), cuando lo indique el presidente para dirigirse a la Mesa/Comité sobre cualquier tema en la agenda antes de que la Mesa/Comité decida cualquier acción sobre ese tema. Se escucharán los comentarios del público sobre los temas de la agenda únicamente cuando se esté considerando el tema respectivo. Los comentarios del público sobre otras cuestiones que no aparezcan en la agenda que estén dentro de la jurisdicción de la Mesa/Comité se escucharán durante el periodo de Comentario público general. Por favor tenga en cuenta que en virtud de la Ley Brown, la Mesa/Comité no puede actuar en una cuestión que se lleve a su atención durante el periodo de Comentario público general; sin embargo, la cuestión presentada por un miembro del público podría transformarse en el asunto de una futura reunión. El comentario público se limita a dos minutos por orador, a menos que el presidente o una votación de la Mesa/Comité decidan otra cosa.*

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### **PUBLIC POSTING OF AGENDAS 의제의 공공 게시 *DIVULGACIÓN PÚBLICA DE AGENDAS***

GWNC agendas are posted for public review in the following locations:

GWNC 의제는 공적으로 검토할 수 있도록 다음 장소에 게시합니다:

*Las agendas de GWNC se colocan para revisión pública en los siguientes lugares:*

- **Our website** 저희 웹사이트 *Nuestro sitio web* (<http://www.greaterwilshire.org>)
- **Our Facebook page** 저희 페이스북 페이지 *Nuestra página de Facebook* (<http://www.facebook.com/greaterwilshireneighborhoodcouncil/>)
- **Our Twitter feed** 저희 트위터 피드 *Nuestra cuenta de Twitter* (<http://www.twitter.com/greaterwilshire>)
- **NextDoor.com**

- **Display case at the Wilshire Ebell Theater** 월셔 에벨 극장 게시판에 게시 4401 W. 8번 스트리트, 로스앤젤레스, CA 90005 *En una vitrina expositora en Wilshire Ebell Theater*, 4401 W. 8th Street, Los Angeles, CA 90005
- **Via e-mail** - subscribe at [www.greaterwilshire.org](http://www.greaterwilshire.org) 이메일 발송 구독: [www.greaterwilshire.org](http://www.greaterwilshire.org)  
*Por correo electrónico* - puede suscribirse en [www.greaterwilshire.org](http://www.greaterwilshire.org)
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**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 Department of Neighborhood Empowerment by email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org) or phone: (213) 978-1551.

미국장애인법 – 미국장애인법 타이틀 II 해당 기관인 로스앤젤레스 시티는 장애를 근거로 차별하지 않으며, 요청이 있을 경우 프로그램, 서비스, 활동에서 평등한 참여를 보장하는 합당한 편의를 제공할 것입니다. 수어 통역사, 청취 보조 도구 또는 기타 보조 도구들과 서비스는 요구가 있을 경우 제공할 것입니다. 서비스 제공이 가능하도록 하기 위해서, 참여 의사는 적어도 회의 개최로부터 3 업무일(72시간) 이전에 다음 이메일의 주민회의 역량강화과에 연락하여 알려주시기 바랍니다: [NCsupport@lacity.org](mailto:NCsupport@lacity.org) 또는 전화연락: (213) 978-1551.

**LEY DE ESTADOUNIDENSES CON DISCAPACIDADES** – Como organismo cubierto por el Título II de la Ley de estadounidenses con discapacidades, la Ciudad de Los Ángeles no discrimina por motivos de discapacidad y, previa petición, proporcionará una adaptación razonable para asegurar el acceso equitativo a sus programas, servicios y actividades. Se proporcionarán intérpretes del lenguaje de señas, dispositivos de audición u otras ayudas o servicios auxiliares previa solicitud. Para asegurar la disponibilidad de servicios, haga su solicitud al menos 3 días hábiles (72 horas) antes de su reunión si desea asistir comunicándose con el Departamento de empoderamiento vecinal (Department of Neighborhood Empowerment) por correo electrónico: [NCsupport@lacity.org](mailto:NCsupport@lacity.org) o por teléfono: (213) 978-1551.

**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) 539-4962.

기록의 공적 접근 – 정부 코드 섹션 54957.5을 준수하여, 회의 이전에 모든 이사회/위원회 구성원 다수에게 예외없이 배포되는 문서는 <http://www.greaterwilshire.org>에서, 혹은 예정된 회의에서 열람할 수 있을 것입니다. 또한 의제에 있는 어떠한 안건이라도 사본이 필요하다면 [info@greaterwilshire.org](mailto:info@greaterwilshire.org) 또는 (323) 539-4962에 연락하세요.

**ACCESO PÚBLICO A LOS REGISTROS** – En cumplimiento del artículo 54957.5 del Código de Gobierno, los documentos no exentos que se distribuyen a una mayoría o a todo la Mesa/Comité antes de una reunión pueden verse en nuestro sitio web en <http://www.greaterwilshire.org> o en la reunión programada. Además, si quiere una copia de algún registro relacionado con un tema de la agenda, por favor póngase en contacto con [info@greaterwilshire.org](mailto:info@greaterwilshire.org) o (323) 539-4962.

**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>.

재의와 불만 제기 절차 – GWNC 의 이사회 조치의 재의와 이해관계자 불만 정책 또는 기타 의회와 관련된 모든 절차 문제에 관한 정보가 필요하다면 GWNC 부칙을 참고하시기 바랍니다. 부칙은 저희 이사회 회의와 웹사이트 <http://www.greaterwilshire.org>에서 구할 수 있습니다.

**PROCESO DE RECONSIDERACIÓN Y QUEJA** – Para información sobre el proceso de GWNC para reconsideración de una acción de la mesa, la política de queja de las partes interesadas y otros asuntos de procedimiento relacionado con

*este Consejo, por favor consulte los estatutos de GWNC. Los estatutos están disponibles en nuestras reuniones de la Mesa y en nuestro sitio web en <http://www.greaterwilshire.org>.*

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**NOTICE TO PAID REPRESENTATIVES** - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).

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**AVISO A REPRESENTANTES PAGADOS** - Si usted recibe compensación por monitorear, asistir o hablar en esta reunión, la legislación municipal exige que se registre como cabildero y reporte su actividad. Véase Código Municipal de Los Angeles, §§ 48.01 et seq. Hay más información disponible en [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). Para recibir asistencia, comuníquese con la Comisión de Ética en el (213) 978-1960 o [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).