



Greater Wilshire Neighborhood Council (“GWNC”)  
Land Use Committee Meeting Minutes, Tuesday, July 25, 2023  
Approved August 22, 2023

Document copies were available at [www.greaterwilshire.org/LUCdocs](http://www.greaterwilshire.org/LUCdocs).

**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 at Marlborough School, Room C115, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chair Brian Curran called the meeting to order at 6:37 p.m.

B. Roll Call (Brian Curran)

Mr. Curran called the roll. All eight of the eight Committee Members were present at the Roll Call: Patricia Carroll, Rory Cunningham, Brian Curran (Chair), Karen Gilman, John Gresham, Dick Herman, Daniela Prowizor-Lacayo and Jane Usher. Susan O’Connell had resigned. The Land Use Committee quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) is 51% of the nine filled Committee Seats, or five 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 20 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 indicated that there was no report.

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

A. Review and adoption of June 27, 2023 Minutes.

No corrections or amendments were made.

**MOTION** (by Ms. Usher, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its June 27, 2023 Meeting.

**MOTION PASSED** unanimously by a hand vote of the eight eligible voters present with all eight in favor; zero opposed; zero abstained.

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

It was agreed to invite a representative(s) of the 461 N. Mansfield and 250 N. Wilton projects to present to the Committee.

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. *119 N. Larchmont Blvd:* (David Lee, Owner) Larchmont Jewelers.

The above hadn't been confirmed and no representative was present.

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.

*[This Agenda Item was addressed after Item #VI. C.]* Representative Heagi Kang explained justifications for the Waiver. A dedication may be required in case the City needs, in the future, to widen the street. Resident Julie Kim said a homeless encampment nearby might become an issue. It was said that the developers were leaning toward building apartments, not condos; there would be 150 apartments, 15 of which would be for Extremely Low-Income tenants.

**MOTION** (by Mr. Curran, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee supports a waiver of required dedication, and improvements have been requested to provide relief from the requirement to: complete the dedication process of three feet along St. Andrews Pl. and five feet along Olympic Blvd., subject to the submittal and City approval of a landscape irrigation and maintenance plan to be funded in perpetuity by the developer and its successors for the area where the dedication will be waived.

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

C. 300 N. Plymouth Blvd: Nuisance Party House.

Resident Delilah Loud, on behalf of the North Plymouth Coalition, said they met with City Council District 13. Adjacent neighbor David Cavalia, nearby neighbor Peter Duchesneau

and others spoke in opposition. Nearby neighbor Vince Richie indicated that there are constant crime and safety concerns, and that drastic measures are needed; the neighborhood is being destroyed. Mr. Spiegel said parties start in the afternoon and go until the wee hours; it was said that minors are attending. Nearby neighbor Harry spoke of filming being done with no Permits and loose security. It was said that parties are being held there two or three times a week and posted on the Internet. It was thought that the owners may be Crystal Enfante and Artur Richardson, and/or the Errol Weber Event Company and/or an investment group led by Henry and Art Pashe. Residents met with Karla Martinez, a Field Deputy for L.A. City District 13 Councilmember Hugo Soto-Martinez [213-473-7013; <https://cd13.LACity.org>]. Resident Sam Uretsky said higher officials need to be contacted. It was said that the Senior Lead Officer had not been particularly responsive. Nearby neighbor Karla Richie said neighbors' driveways are being blocked. It was said that there'd been dangerous car racing and that neighbors were afraid. Ms. Prowizor-Lacayo provided steps to take, including noting legal violations the owners/operators may be doing. Adjacent neighbor Dori Lobell was keeping a violations log. It was suggested to notify the City that a lawsuit about the nuisances may be filed by residents against the City. It was suggested to contact various City officials. It was said that an unlawful use of a single-family was occurring. It was not clear who the property owner(s) were. It was believed that no citations have been issued.

**MOTION** (by Mr. Curran, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee requests that Council District 13, LAPD Olympic Division, the L.A. City Department of Planning, the L.A. Department of Building and Safety, the L.A. City Attorney's Office, FilmLA, and all other applicable City or State agencies actively support the North Plymouth Blvd. Coalition in their efforts to restore a safe and secure environment in the area of Larchmont and Windsor Square, principally bounded by Rosewood Ave. to the north, Beachwood Dr. to the east, Windsor Blvd. to the west and First St. to the south, by ending the use of 300 N. Plymouth as a party and event venue.

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

- 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.

Jeff Estow, of 951 S. Victoria and the Windsor Village Neighborhood Association, reported that no CUP conditions have been met and that the Permit, first issued in 1998, expired after 20 years. He added that alcohol consumption has caused major problems at Harold Henry Park. No Motion was made or vote taken.

- E. Nominations for Land Use Committee Membership.

Mark Alpers, MJ Anderson, David Meister and Julie Kim all were interested in joining the Committee. Mr. Meister also was interested in joining the Upper Larchmont Working Group.

**MOTION** (by Mr. Curran, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board appoint Mark Alpers to the Committee.

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

- 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.

The above Item was skipped.

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

Mr. Curran reviewed the below Items.

- 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).

There were no such projects this month.

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

(Discussion and Possible Action)

A. None at this time

**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, August 22, 2023, at the Marlborough School (Room C115), 250 S Rossmore Ave, Los Angeles, CA 90004.

There were no other comments or announcements.

**XI. ADJOURNMENT**

The Meeting was **ADJOURNED** at 9:03 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.* Possibly edited by the GWNC. The Land Use Committee Meeting Minutes page is <http://greaterwilshire.org/land-use-committee-agendas-minutes>.