



Greater Wilshire Neighborhood Council (“GWNC”)  
Land Use Committee Meeting Minutes, Tuesday, September 26, 2023  
Approved October 24, 2023

Document copies were available at  
<https://drive.google.com/drive/folders/1gvRKVaX13N82-0lByaV23BncJ77GjMma>.

**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. GWNC Board President Conrad Starr called the meeting to order at 6:32 p.m.

B. Roll Call (Brian Curran)

GWNC Board President Conrad Starr, filling in for Committee Chair Brian Curran, called the roll. Six of the nine Committee Members were present at the Roll Call: Mark Alpers (Secretary), Patricia Carroll, Rory Cunningham, Karen Gilman, Dick Herman and Daniela Prowizor-Lacayo. John Gresham arrived later. Brian Curran (Chair) and Jane Usher were absent. 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: approximately 48 Stakeholders and guests.

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

Citrus Square residents Barbara Jebejian, Mark Yellen, John Winther, Silvia Marjoram, Judy DeWitt, Leslie Maisel and Bennett Wolk spoke in strong opposition to the unauthorized conversion of the duplex at 200-202 S. Orange Dr. to a synagogue; another 10 residents in the audience also opposed it. Among many problems and possible violations cited were alleged fraud in building permit applications, refusal to submit to the required CUP process, large crowds and noise generated by the synagogue, and possibly unsafe childcare and pre-school operations in illegally converted garages.

*Committee Member John Gresham arrived at (6:38), making seven Committee Members present online (the Committee quorum was five).*

**III. CHAIRPERSON’S REPORT**

A. GWNC Monthly Land Use Update.

There was no report at this time.

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

A. Review and Adoption of July 25, 2023 Minutes.

No corrections or amendments were made.

**MOTION** (by Mr. Alpers, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee adopts the Minutes of its July 25, 2023 Meeting as written.

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

B. Review and Adoption of August 22, 2023 Minutes.

No corrections or amendments were made.

**MOTION** (by Ms. Prowizer-Lacayo, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee adopts the Minutes of its August 22, 2023 Meeting as written.

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

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

The “New Cases Filed with Los Angeles City Planning . . . (08/27/2023 . . . to 09/23/2023)” were reviewed and a slide shown. All four projects may be Agendized:

- 250 N. Norton Ave. Historic-Cultural Monument application. Categorical Exemption;
- 364 N. Mccadden Pl. Side yard setback reduction; height, yard and bldg line adjmnts gt 20% (slight modifications);
- 119 N. Larchmont Blvd. Historic-Cultural Monument application; and
- 906 S. Third Ave. Reasonable accommodation for fence height relief. Categorical exemption

**V. Old Business** (Discussion and Possible Action).

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

- A. 531 N. Larchmont Blvd: (Shahab Ghods) Filing date: 3/23/23. Demo of an existing 1-story, 1,860 sf. medical office for a new 4-story, mixed-use building with 15 residential units on the top 3 floors, over 2,700 sf. 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.

Mr. Ghods presented and showed slides again, including renderings, floor plans and a landscape plan. He said “we changed the project three times in order to please the neighbors . . . it is pedestrian-friendly.” He described the project. Parking is not required, but they are “providing . . . 22 spaces” and “two extra [extremely] low-income units.” The back had a patio, then a roof; “now, we completely covered it.” By the roof deck, “we created a 6 ½-foot wall . . . nobody can go” over it. He described other plan revisions they made. There’ll be a graywater irrigation system, “biofilters” and EV [electric vehicle] chargers. They agreed to have a time limit on roof deck use. Ms. Gilman reported that the Larchmont Village Neighborhood Association approved the project with the changes. Mr. Ghods indicated that the printed plan he gave to the Committee at this time is the plan he’ll submit to the City. There’ll be an emergency generator that’ll facilitate garage access and emergency lighting if the power goes out.

**MOTION** (by Mr. Alpers, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council (GWNC) Land Use Committee recommends that the GWNC Board support the project at 531 N. Larchmont Blvd. comprised of the construction of over 2,750 square feet. of dental office space and 990 square feet of general office space (on the ground floor) and two levels of subterranean parking, subject to the following conditions: 1) development of a rooftop as proposed with a six-foot barrier between the common area and the mechanical area; 2) limited hours of the common area between 8:30 a.m. - 10:30 p.m.; and other conditions as presented to the Land Use Committee on September 26, 2023 from the presentation dated September 23, 2023, and all agreed-upon changes and conditions will be submitted in writing to City Planning and copied to the GWNC. Notwithstanding the Land Use Committee’s recommendation to approve, nothing in this recommendation is intended to concede the TOC designation.

**DISCUSSION:** Liz Gabor, President of the St. Andrews Square Neighborhood Association, reported that “the ficus tree is popping out the sidewalk.” The City said “if you cut the roots it’ll die.” Mr. Ghods indicated they want to save the tree, but the roots have to be cut to repair the sidewalk, so the tree probably will have to be removed. Ms. Carroll reported that Larchmont ficus trees seem to be dying; a City report will be made.

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

## **VI. New Business** (Discussion and Possible Action).

### A. United Neighbors Presentation on the Housing Element: (Cindy Chvatal).

Ms. Chvatal presented and showed slides [see <https://drive.google.com/drive/folders/1gvRKVaX13N82-0lByaV23BncJ77GjMma>]. She reported that the L.A. City Planning Department proposes to rezone, or upzone, the City for 1,400,000 units to meet a requirement that the City supply 255,000 units. She showed maps of how the rezoning would drastically change and densify multi-family and single-family neighborhoods around the City. The rezoning would allow four to six-story apartments in single-family neighborhoods. She believed that over-zoning will result in over-building, causing unnecessary stress on the City’s finances, environment, and

infrastructure, and change the socio-economic makeup of communities as they absorb more market-rate units. She reported that Planning “is zoning for an additional 3.2 million people in the next 8 years,” however, “the State does not even project that magnitude of growth in LA County.” She said there are many commercially-zoned areas that could be so rezoned, instead of residential areas. She relayed that, in November 2022, the L.A. Times said that Mayor Karen Bass “believes that many single-family-home neighborhoods — should remain off-limits for greater density.” Cathy Roberts reported on how the GWNC area would be affected. Ms. Chvatal reported that “this has to be adopted and implemented by February 2025.” There was discussion of the City’s lack of response to questions at various events by various methods. There was extensive discussion of what can be done.

**MOTION** (by Ms. Prowizor-Lacayo, seconded by Mr. Cunningham): The Housing Element and Community Plan Updates have sufficient zoning opportunities in commercial corridors, public lands and through Adaptive Reuse to meet state mandates. There is no need to further rezone, through overlays or other zoning devices, R1 zones or sensitive, rent stabilized multi-family housing. The Greater Wilshire Neighborhood Council (GWNC) Land Use Committee recommends that the GWNC Board oppose the Housing Element’s proposed rezoning and densification of R1 and multi-family neighborhoods beyond what SB9 and ADU laws allow, which is dividing and destroying neighborhoods.

**DISCUSSION:** Resident Edward Ruiz cautioned about and urged discussion of “the builder’s remedy.”

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

B. Consideration of and possible motion(s) regarding the ongoing illegal activities, violations, citations and permit applications for 300/302 N. Plymouth Blvd.

Resident Sam Uretsky presented and showed slides, and noted five attending neighbors. He showed a short video of many people loudly gathered in and outside the house. He reported that the City Attorney assigned a Deputy C.A., and the Police “trained [Officers on] how to respond” to complaints. The Police shut down a September 15<sup>th</sup> party and cited the Property Manager; the next night, there was another party, which wasn’t cited. “Since then, there’ve been numerous smaller events . . . Now [the house] has two postings . . . The Property Manager . . . came out and chased a neighbor.”

**MOTION** (by Mr. Alpers, seconded by Mr. Gresham): In light of on-going illegal activities and criminal behavior reported or cited as violations at the premises of 300 N. Plymouth Blvd. Los Angeles, CA 90004 (aka 5045 Beverly Blvd.), the Greater Wilshire Neighborhood Council Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board request the temporary suspension of the issuance of all permits, including but not limited to planning, building, filming, and public works permits for this address, or associated addresses, for 120 days or such reasonable period of time as

is required by affected City departments to fully investigate the illegal activities at 300 N. Plymouth and to determine whether the issuance of new permits is supported and warranted by the facts and the law, addressed to City Councilmember Hugo Soto-Martinez and forwarded to the same parties as previous communications.

**DISCUSSION:** A neighbor said “this has always been a commerce-driven property.” Mr. Uretsky said there also was a [last] Friday night event. A neighbor who lives 1 ½ blocks away said “I can hear it.”

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

C. Rite Aid (959 S. Crenshaw Blvd): Update from Jeff Estow (WVNA) and request for a CIS.

Mr. Estow noted that a 1998 CUP expired and that “about a week ago, they ceased sales.” He wants to create a pocket park there. It was suggested to Mr. Estow to model the proposed park after Harold Henry Park. No Motion was made or vote taken.

D. Appointment of Mark Alpers as Committee Secretary.

Ms. Prowizer-Lacayo nominated Mr. Alpers to be Secretary; he accepted the nomination.

**MOTION** (by Ms. Prowizer-Lacayo, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board appoint Mark Alpers as Land Use Committee Secretary.

**MOTION PASSED** unanimously by consent of the seven eligible voters present with all seven in favor; zero opposed; zero abstained.

E. Return to Virtual Meetings.

Mr. Starr explained some requirements. No Motion was made or vote taken. This will be re-agendized.

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 was POSTPONED with no objections and will be re-agendized. No Motion was made or vote taken.

G. Potential Reforms to the City of LA Land Use and Development Approval Process.

Mr. Alpers described the above. He has “an executive summary” of the report. No Motion was made or vote taken.

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

- A. 300/302 N. Plymouth Blvd: Proposed ADU.
- B. 5901 Melrose Ave: (Diego Torres-Palma) The Pawn Shop Sports Bar and Restaurant.
- C. 4820 Oakwood Ave: (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. Case no: DIR-2023-4330-TOC-HCA. Zoning: R3-1. 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. Case no: PAR-2023-4326-AHRF-ED1. Zoning: [Q]R3-1. 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 requirement per AB-2097. Case no: PAR-2023-3012-AHRF-ED1. Zoning: R4-1. TOC: Tier 3. Area 3: Country Club Heights.

**MOTION** (by Ms. Prowizer-Lacayo, seconded by Ms. Carroll): The Greater Wilshire Neighborhood Council Land Use Committee will agendaize discussion of a project at 200-202 S. Orange Dr.

**MOTION PASSED** unanimously by consent of the seven eligible voters present with all seven in favor; zero opposed; zero abstained.

*Committee Member Daniela Prowizer-Lacayo left at this time (8:54), making six Committee Members present online (the Committee quorum was five).*

**MOTION** (by Ms. Carroll, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee will agendaize discussion of “the builder’s remedy.”

**MOTION PASSED** unanimously by consent of the six eligible voters present with all seven in favor; zero opposed; zero abstained.

Mr. Starr suggested adding discussion of Cal-Green [The California Green Building Standards Code; <https://www.dgs.ca.gov/BSC/CALGreen>] versus LEED [<https://www.usgbc.org/leed>] Certification.

**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. 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, October 24, 2023, at the Marlborough School (Room C115), 250 S. Rossmore Ave, Los Angeles, CA 90004.

There was discussion of what action to take regarding storage contents.

**XI. ADJOURNMENT**

Mr. Starr declared the meeting **ADJOURNED** and there was no opposition 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.* Possibly edited by the GWNC. The Land Use Committee Meeting Minutes page is <http://greaterwilshire.org/land-use-committee-agendas-minutes>.