



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, October 24, 2023
Approved November 28, 2023

Document copies were available at 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 6:30 p.m.

B. Roll Call (Mark Alpers)

The Secretary called the roll. Six of the nine Committee Members were present at the Roll Call: Mark Alpers (Secretary), Rory Cunningham, Brian Curran (Chair), John Gresham, Dick Herman and Jane Usher. Patricia Carroll arrived later. Karen Gilman and Daniela Prowizor-Lacayo 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. Also attended: approximately 31 Stakeholders and guests.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS.

Resident Sam Uretsky commented that the LAPD cited 300 N. Plymouth Blvd. “for an oversize fence . . . The LAPD has made it a place of special interest.”

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 September 26, 2023 Minutes.

MOTION (by Mr. Gresham, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its September 26, 2023 Meeting as modified.

MOTION PASSED unanimously by a hand vote; zero opposed; zero abstained.

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

The “New Cases Filed with Los Angeles City Planning . . . 10/08/2023 to 10/21/2023” were reviewed. The only case within the GWNC was a Historic-Cultural Monument application for 540 S. St. Andrews Pl., which Mr. Curran noted.

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.]*

A. 200-202 S. Orange Dr: (Beis Medrash of Hancock Park) Use of R2-1 property as a synagogue and school.

Mr. Alpers thanked Stakeholders for submitting documentation. He said the City was clear that a religious institution needs a Permit.

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

Mr. Alpers believed that the operator needs to apply for a CUP after first applying for a land use Permit. Ms. Usher said that “the City maintains standard templates . . . with dozens of conditions.” Mr. Alpers described a possible communication path between the applicant and neighborhood groups. Mr. Curran explained that this discussion would be “keeping it to the use of the building.” Ms. Usher described how community participation and communications could proceed. Mr. Herman explained CUP acceptance possibilities. Ms. Usher counseled patience with expectations of the City and difficulties with the property use.

Resident John Perfitt stated that the owners “changed how they use the property . . . This is causing considerable nuisances in the neighborhood.” Resident Mark Yellen described his and other neighbors’ concern about a security guard’s surveillance. Resident Leslie Maisel reported that the group using the property prays Fridays at sunset from around 6:00-8:00 p.m.; Saturday mornings at 9:00 and 11:00; and Sundays at 8:00 a.m. with religious studies at 9:00 a.m. He reported that children play outside and inside and that “it is not a school; it is a house of worship.” Mr. Yellen reported that “on their Articles of Incorporation it says ‘synagogue’” and that children play in the street (other residents at this meeting agreed). “The kids run rampantly on the sidewalk and in the street . . . across the street, back-and-forth . . . It can be quite busy . . . It’s just a mass of people coming . . . [Sometimes] there’s quite a bit of cars” in the two-hour Permit-only parking. Mr. Maisel reported that he’s seen “100 people on a Friday night.” Videos were shown at this meeting of that and other occurrences . . . Housing is looking into” the change of use. “Senior Inspector Frank Hernandez has been very helpful.” Mr. Maisel said that the group attending this meeting represents another around 40 people. He indicated that he has communicated with the owner “calmly, friendly neighborly,” but has “been lied to” many times. Mr. Maisel said “we have been extremely neighborly.”

Mr. Herman noted that “you need to get a Building Permit for any change of use . . . that would trigger the Conditional Use part of it.” Mr. Perfitt reported that “a group of us met with Katy Yaroslavsky and staff today . . . The core issue is the land use . . . She said this is a land use issue and we’re going to talk to Planning.” He added that “there’s never been a finding that the use has changed.” Mr. Curran noted that “all the Code Enforcement cases have been closed.” Ms. Usher encouraged residents to file multiple enforcement requests. The following residents supported compelling the owner to apply for a Conditional Use Permit:

B_ W_, 203 S. Citrus Ave.
John Perfitt, 180 S. Citrus Ave.
Greg and Briana Offsay, 133-135 S. Mansfield
Patrick Hagen, 228-230 S. ___
Judith DeWitt, 183 S. Orange Dr.
Mark Yellen, 183 S. Orange Dr.
Masako Carpenter, 215 S. Orange Dr.
Barbara Jebejian, 207 S. Mansfield Ave.
Leslie Maisel, 240 S. Orange Dr.
Daryl Sellyer, 166 S. Citrus Ave.
Lorenzo Manzamarey, 203 S. Mansfield Ave.
Gail Shiner, 175 S. Orange Dr.
Norm Bartels, 202 S. Mansfield Ave.
Ann Court, 182 S. Mansfield Ave.
Lauren Wettlin, 142 S. Mansfield Ave.
Kathy Wilson, 102 N. Orange Dr.
Cynthia Markus, 151 N. Citrus Ave.
Stephen Fisher, 156 N. Citrus Ave.
Karen Fisher, 156 N. Citrus Ave.
Silvia Marjoram, 185 S. Orange Dr.

MOTION (by Mr. Alpers, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends to the Board of the GWNC to ask that City Council District 5, the City Attorney, the Los Angeles City Department of Building and Safety, and the Los Angeles City Planning Department coordinate and compel the owner of 200-202 S. Orange Drive to come into compliance with the Building Code through the application for a Change of Use, including the required Conditional Use Permit, and to comply with all applicable building, fire and safety Codes and regulations for use as a religious institution.

MOTION PASSED unanimously; zero opposed; zero abstained.

B. 4820 W. Oakwood Ave: (Sean Nguyen) Filing date: 6/27/23. New 5-story (total), 31 unit apt. bldg. with 3 ELI units, over 1-story parking garage on 2 vacant lots. Zoning: R3-1. TOC: Tier 2. Case no: DIR-2023-4330-TOC-HCA. Area 9: Oakwood/Maplewood/St. Andrews.

Mr. Nguyen showed slides and said the project “replaces two tenement-style” structures (a single-family home and a duplex) that were demolished by the current owner with a Permit. The project is 14,500 square feet. They’re requesting a 45% Floor Area Ratio increase and a rear yard reduction from 15 feet to 10.5 feet. Maximum height would be 56 feet. Rentals would be at market rate, except for the three ELI’s. There’d be 23 parking spaces. The project is being reviewed for a Categorical Exemption. There’s one existing tree on site; two more street trees would be planted and 10 more “inside the property.” Each unit would have a laundry. Mr. Nguyen said “there’s an RDU (exemption) letter from the Housing Department.” Ms. Usher and Mr. Cunningham were concerned that the project would destroy the community’s character.

MOTION (by Mr. Curran, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the proposed project located at 4820 W. Oakwood Ave. for a new five-story (total), 31-unit apartment building. with three ELI units, over a one-story parking garage on two vacant lots, as the proposed project does not include an adequate number of affordable units commensurate with the project’s impact on the community and the environment, as presented to the Land Use Committee on October 24, 2023.

MOTION PASSED by a hand vote with six in favor; one opposed; zero abstained.

C. 5901 Melrose Ave: (Diego Torres-Palma) The Pawn Shop Sports Bar and Restaurant

It was agreed to TABLE the above Item until the November meeting. Mr. Alpers reported that the Hancock Park Neighborhood Association invited the Owner to present first to them. No Motion was made or vote taken.

D. Builder’s Remedy (Mark Alpers)

Mr. Alpers described the Builder’s Remedy and explained when it’s applicable. It begins “when jurisdictions are not in compliance.” Ms. Usher reported that Councilmember Yaroslavsky said she’d help protect R-1 neighborhoods. It was agreed that “the implementing Ordinances are done” and that the RHNA mandate [<https://abag.ca.gov/tools-resources/digital-library/final-rhna-methodology-report-2023-2031update11-22pdf>] doesn’t say that R-1’s need to be used to fulfill it. Ms. Usher encouraged supporting United Neighbors. No Motion was made or vote taken.

The next Agenda Item addressed was Item #VII. A.

E. Return to Virtual Meetings

City Council confirmation is awaited. No Motion was made or vote taken.

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.

It was agreed to TABLE the above Item. No Motion was made or vote taken.

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

It was agreed to TABLE the above Item. No Motion was made or vote taken.

H. Cultural Resources Evaluations for the K Line N. Extension Transit Corridor Project.

Slides were shown. No Motion was made or vote taken.

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

A. Rite Aid (959 S. Crenshaw Blvd): Pocket Park.

Possibilities were explained.

The next Agenda Item addressed was Item #VI. E.

VIII. PROJECTS COVERED BY OTHER BOARDS (for Information Only)

A. 250 N. Norton Ave (and Beverly): (Historic-Cultural Monument App) Filing Date: 8/29/23. Zoning info: R3-1; ZI-2512 Housing Element Inventory of Sites; ED1 eligible site; TOC Tier 1. Case no: CHC-2023-5913-HCM.

Mr. Cunningham reported that the Cultural Heritage Commission declined to consider the above.

B. 119 N. Larchmont Blvd (Larchmont Jewelers): (Historic-Cultural Monument App) Filing Date: 9/13/23. Zoning info: [Q]C2-1D; ZI-2512 Housing Element Inventory of Sites; ED1 eligible site; TOC not eligible. Case no: CHC-2023-6222-HCM.

Mr. Cunningham reported that the Cultural Heritage Commission visited the site; no Hearing has been set.

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, November 28, 2023, at the Marlborough School (Room C115), 250 S. Rossmore Ave, Los Angeles, CA 90004.

Ms. Carroll reported that, on Upper Larchmont, several trees are dying; she believed that, if the City starts removing them, all the trees may be removed.

XI. ADJOURNMENT

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

MOTION to ADJOURN PASSED unanimously by consent; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 8:55 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>.