



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, March 28, 2023
Approved April 25, 2023

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 www.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. Secretary Tommy Atlee called the meeting to order at 6:32 p.m.

B. Roll Call (Tommy Atlee)

Mr. Atlee called the roll. Six of the 11 Committee Members were present online at the Roll Call: Tommy Atlee (Secretary), Patricia Carroll, Rory Cunningham, Daniela Prowizor-Lacayo, David Trainer and Jane Usher. Five Committee Members were absent: Brian Curran (Chair), Karen Gilman, John Gresham, Dick Herman and Susan O’Connell. The GWNC 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 11 filled Committee Seats, or six 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 21 Stakeholders and guests.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS.

Liz Gabor, Co-Chair of the St. Andrews Square Homeowners Association, reported that, at 105 S. St. Andrews Pl., a structure will be demolished to build a four-story, 18-unit building and she doesn’t “believe there’s been outreach.” She wanted that to be Agendized to be discussed at the April meeting “with the applicant present.”

III. CHAIRPERSON’S REPORT

A. GWNC Monthly Land Use Update.

Mr. Atlee reported that the City is having Community Plan [see <https://planning.lacity.org/plans-policies/community-plan-area/wilshire>] Housing Element update meetings.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and adoption of February 28, 2023 Minutes.

MOTION (by Ms. Prowizor-Lacayo, seconded by Ms. Usher): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its February 28, 2023 Meeting as written.

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

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

The “New Cases Filed with Los Angeles City Planning . . . 3/12/2023 to 03/25/2023” were reviewed. It was agreed to Agendize the / invite a representative(s) of the “531 N. Larchmont Blvd. for “Demolition of existing structure and construction of new 4-story mixed-use building with 3,690 sq ft of commercial space at ground floor and 15 residential dwelling units utilizing TOC incentives”; “5353 3rd St. W for Plan Approval to . . . demonstrate condition compliance with conditions approved under said grant . . . and for net floor area increase by 4,881 sf.”; and “851 S. Manhattan Pl. for “100% Affordable Housing 60 Unit Apartment with no density limitation per AB 2345 7 Story Type 2A with Roof Deck and no parking requirement per AB 2097 Fully Automatic-Sprinklers and Fire Alarms throughout to comply with NFPA-13” projects to present to the Committee.

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

[The following sub-section first paragraph is copied from the Agenda.]

A. 5750 Melrose Ave. (at Lucerne): (Neill Brower) Filing Date: 11/09/21. CUP to allow the sale and dispensing of a full line of alcoholic beverages for onsite consumption indoors from 7am-2am and outdoors in the outdoor dining area from 7am-midnight, daily. Case no: ZA-2021-9307-CUB. Zoning: C1-1VL. Area 7: Larchmont.

Mr. Brower presented and reminded that they (with Operator Brandon Behrstock) presented in November (22nd). There are now 115 total seats planned. Outdoor decks now would only be open until midnight; he stated that they would “close all outdoor areas at midnight.” They outreached to apartments immediately south and to single-family homes; all but two apartments and all single-family homes supported the project. He stated that “we absolutely do plan to have” valet parking; “we don’t have a specific location yet.”

Residents didn’t mind a restaurant; their opposition was mainly about the late hours, especially the alcohol service. Resident Sam Uretsky opposed the project, noting that “no restaurants in this immediate area operate past 10:00.” Resident Jennifer Dorn, 600 N. Lucerne, believed it to be “an after-hours club trying to serve alcohol” after restaurants close. “I feel we were deceived” because, she claimed, they signed the developer’s support petition without being told of alcohol service hours. She believed it was unclear whether alcohol service ends at 2:00 a.m. or whether customers will be allowed to stay past 2 a.m. She wanted no alcohol service “past 11 p.m.” Resident John Holloway agreed, saying a previous similar restaurant “was a burden on the neighborhood.” Resident Sheri Gasche was “facing the same issues” in another nearby location and noted that other nearby restaurants only are open until 10 or 11:00 p.m. Resident Miriam

Mindes, 400 N. Arden block, said customers were “walking up and down the street; they’re loud.”

Resident Linda Fowells, 500 N. Lucerne, also opposed for same reasons, saying there was “a lot of trash on our yards [and] our parkways.” Jacob Chung and wife, 500 N. Arden block, believed “it would bring a lot of unwanted activity . . . [customers] going to their cars, driving when they shouldn’t be, car doors slamming.” Sarita Singh, 400 N. Arden block, said every other restaurant at that location has failed in two to three years.” Mr. Brower stated that every restriction “is incorporated into the conditions.” He claimed that they’ve told people the same operating hours that “were on the support petition that people signed . . . it’s been consistent.” Resident Charles D’Atri noted that properties back to the 1930’s had liquor licenses, and that the CUP goes with the land, not the operator.

MOTION (by Ms. Prowizor-Lacayo, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the CUP to allow the sale and dispensing of a full line of alcoholic beverages for onsite consumption indoors from 7 a.m.- 2 a.m. and outdoors in the outdoor dining area from 7 a.m.- 12 midnight, daily for the property located at 5750 Melrose Ave. as presented on March 28, 2023 for the reason that the representative and applicant returned on March 28th without proposed revised operating hours to the alcohol service plan and because of tremendous neighborhood opposition to alcohol serving hours extending to 2 a.m. and without a concrete parking plan as previously requested by the Land Use Committee

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

VI. New Business (Discussion and Possible Action).

A. None at this time. [The previous wording was on the Agenda.]

Ms. Usher reported, regarding the 5001 W. Wilshire Blvd. project, that “the community is having some difficulty” with the applicant adhering to the conditions agreement. [The developer presented to the Committee on July 26, 2022, with conditions set forth in letters from the LaBrea-Hancock Park Homeowners Association (dated July 20, 2022) and the Hancock Park Homeowners Association (dated July 24, 2022) to the L.A. City Planning Dept.] Resident Cindy Chvatal noted that several neighborhood groups “spent 18 months negotiating with the developer”; the agreement wasn’t attached to the application submitted to the City, which is “very different . . . they went back on their word.” The groups will meet again March 30th.

VII. REQUESTS FOR FUTURE AGENDA ITEMS.

A. None at this time

Mr. Atlee noted that some Early Planning Report projects already were discussed [in above Item #IV. B.]

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

- A. 221 S. Van Ness Ave. (WS-HPOZ): Remodel and addition to the rear of existing SFD. Increase in residential floor area of 1,105 sq. ft. and increase in lot coverage of 591 sq. ft.
- B. 274 S. Muirfield Rd. (HP-HPOZ): 2-story, 2,161 sq. ft. rear addition to existing 2-story SFD.
- C. 301 N. Highland Ave. (HP-HPOZ): 2-story addition to 1-story SFD with attached garage in the rear yard.

Mr. Atlee noted the above projects.

IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION

(Discussion and Possible Action).

- A. None at this time

Mr. Atlee said that the Committee will Agendize Housing Element re-zoning.

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, April 25, 2023, at the Marlborough School, Board Room at 250 S. Rossmore Ave, Los Angeles.

Mr. Atlee noted the above and that the May meeting also will be in-person. It's to be determined by DONE, based upon State legislation, whether virtual meetings will be allowed again starting in June.

XI. ADJOURNMENT

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

MOTION to ADJOURN PASSED unanimously by a voice vote; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 8:17 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 GWNC Land Use Committee Meeting Minutes page is <http://greaterwilshire.org/land-use-committee-agendas-minutes>.