



Greater Wilshire Neighborhood Council (“GWNC”)  
Land Use Committee Meeting Minutes, Tuesday, June 27, 2023  
Approved July 25, 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, Board Room, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chair Brian Curran called the meeting to order at 6:38 p.m.

B. Roll Call (Tommy Atlee)

Mr. Atlee called the roll. Ten of the 11 Committee Members were present at the Roll Call: Tommy Atlee (Secretary), Patricia Carroll, Rory Cunningham, Brian Curran (Chair), Karen Gilman, John Gresham, Dick Herman, Daniela Prowizor-Lacayo, David Trainer and Jane Usher. Susan O’Connell was 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 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](http://www.GreaterWilshire.org). Also attended: six Stakeholders and guests.

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

Resident Sam Uretsky requested help dealing with a nuisance party house at 300 N. Plymouth on the northeast corner of Plymouth and Beverly. He said “the owners . . . appeared before you in 2018 . . . they . . . use it solely for a rent space . . . increasingly . . . loud parties” are happening. He is working with CD13. The LAPD Olympic Division has investigated it. There was a June 6<sup>th</sup> party and has been advertising on “two event sites . . . two apartment rental sites . . . Instagram . . . The last party was Saturday night; it went well past 1:45 [a.m.] . . . Neighbors . . . are eager to do their part . . . There’s an interlocking group of people [who own it]; the property is being transferred back-and-forth.” Neighbors have talked with DBS and CD 13 Deputy Karla Martinez. Windsor Square also is concerned.

**III. CHAIRPERSON’S REPORT.**

A. GWNC Monthly Land Use Update.

Mr. Curran was happy to see everyone.

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

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

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

**MOTION PASSED** by a hand vote; zero opposed; three abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Curran, Herman and Prowizor-Lacayo).

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

The “New Cases Filed with Los Angeles City Planning . . . 04/29/2023 to 06/17/2023” were reviewed. Ms. Gilman described the *[TA/BC clarify the project address]* \_\_ project history. It was agreed to research and Agendize it, and invite a representative(s) to present to the Committee. Also, for the 925 S. Manhattan Pl. project [“The proposed 7-story, 100% affordable apartment project will include sixty units and no parking per AB2097. The project would provide approximately 24,070 square feet of floor area and 4,810 square feet of open space.”].

Mr. Gresham reported that the Rite-Aid at Crenshaw and Olympic will start selling a full line of alcohol He will invite them to present to the Committee. Windsor Village resident Julie was concerned about that store’s late hours and lots of crime already in that area. She noted “all kinds of drunken people . . . It’s still happening outside the store . . . The lot is being used mostly by homeless” people and needles and trash are there. “There are a lot of burglaries” and “they set fires.” She added that neighbors are communicating with Rite-Aid Corporate but “they’re not being very communicative.” Neighbors are getting help from CD4 and the Police. She’ll invite Windsor Village President Jeff Estes to speak to the Committee. Ms. Usher encouraged the Committee to list questions to ask the City Council District Office.

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

A. None at this time

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

A. Recommendation of Land Use Committee Leadership and Membership for Board Action in July.

There was discussion regarding the Committee’s size (number of members). Mr. Curran reported that multiple applicants have had to be turned down because the Committee already is large. Committee Members acknowledged the need for turnover and new perspectives. Ms. Prowizor-Lacayo spoke about the need for all areas of the GWNC to be represented. Ms. Carroll noted that the Ridgewood-Wilton and St. Andrews Square areas have different visions and each needs representation. Mr. Curran noted the need to mix experience with new perspectives. Mr. Trainer pointed out that Stakeholders also bring experience and input. There was very extensive discussion of what can and should be done about the Committee’s size. It was noted that at least four additional Stakeholders want to be on the Committee. The guideline limit for GWNC Committees is no more than nine members. It was noted that five Land Use Committee Members are also GWNC Board Members or Board Alternates. Mr. Curran suggested either expanding the Committee to 15 Members, or having two current Members retire at this time and for the Committee to approve new Members later.

**MOTION** (by Mr. Curran, seconded by Mr. Trainer): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board, with the retiring of two current Committee Members, David Trainer of Area Five and Tommy Atlee of Area 14, the total number of Committee Members is reduced to nine and will be put forward as the Land Use Committee before the GWNC Board, with Brian Curran as the Chair.

**DISCUSSION:** There was discussion about the Motion wording.

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

B. Update from Upper Larchmont Working Group

Ms. Usher reported that Working Group Member John Kaliski volunteered to prepare a "mood board" to depict what the community would like to see on Upper Larchmont as it is built out by developers. The Working Group continues to monitor the TOC rules which they do not believe apply to Upper Larchmont, and to consider whether a Community Plan Implementation Overlay zone would be a good tool for Upper Larchmont, or whether a Design Review Board for Upper Larchmont could succeed given the new State law forbidding subjective project requirements. Ms. Usher noted that the City Council passed laws about funding additional DASH bus service, which might have impacted TOC applicability, but the additional service has never been implemented. The Working Group continues to present to other neighborhood groups and will solicit Stakeholder support.

C. 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.

Ms. Usher reported. The Committee will re-agendize this matter for its next meeting.

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

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

Mr. Curran noted the above.

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

Mr. Curran noted the above.

C. 531 N. Larchmont Blvd: (Shahab Ghods) Filing date: 3/23/23. Demo of an existing 1-story, 1,860 sq ft. medical office for a new 4-story, mixed-use building with 15 residential units on the top 3 floors, over 2,700 sq ft. of dental office space and 990 sq ft. 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.

Ms. Usher said "it's really five stories." It was noted that the business caters to a high-income clientele.

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

- A. 301 N. Highland Ave (at Beverly): (Hancock Park HPOZ) Demo of existing 1-story, 1,949 sq ft SFD and construction of 2-story, 3,525 sq ft SFD with attached ADU, attached garage at the rear, and basement. The original home was constructed in 1956 in the contemporary style, which is identified as a non-contributing feature to the Hancock Park Historic Preservation District. Case no: DIR-2023-1622-CCMP-HCA.

Mr. Curran noted the above.

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

(Discussion and Possible Action)

- A. Proposed Amendment to the Site Plan Review Ordinance for Affordable Housing: Los Angeles City Planning has prepared this zoning code amendment in response to a City Council Motion (Council File No. 22-0268), and in furtherance of the goals of Mayor Bass’s Executive Directive (ED) 1 which aims to streamline reviews for affordable housing. Site Plan Review is a planning entitlement that requires discretionary approval for certain types of developments pursuant to LAMC Section 16.05. The proposed amendment would exempt deed restricted affordable housing units from Site Plan Review threshold calculations. This exemption would help to expedite the permitting of new affordable housing projects to address the ongoing housing crisis.

Mr. Curran noted the above.

**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, July 25, 2023, at the Marlborough School (Room C115), 250 S Rossmore Ave, Los Angeles, CA 90004..

Mr. Curran noted the above.

**XI. ADJOURNMENT**

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

**MOTION to ADJOURN PASSED** unanimously; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 8:57 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>.