



Greater Wilshire Neighborhood Council  
General Board Meeting Minutes, Wednesday, February 14, 2024  
Approved March 13, 2024

Pursuant to the October 6, 2023 enactment of California Senate Bill 411 (Portantino) and LA City Council approval on November 1, 2023, the Greater Wilshire Neighborhood Council meeting will be conducted virtually.

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

**I. WELCOMING REMARKS**

A. Call to Order, Welcoming Remarks (Conrad Starr)

A duly noticed Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Board of Directors was held online. President Conrad Starr called the meeting to order at 6:32 p. m. and explained procedures.

B. Roll Call (Jennifer DeVore)

The Secretary called the roll. Nineteen of the 20 Board Members or their Alternates were present online at the Roll Call: Mark Alpers (Alternate for Brian Curran), MJ Anderson (Alternate for Tommy Atlee), Scott Appel, Selene Betancourt, Jeffry Carpenter, Patricia Carroll (Treasurer), Cindy Chvatal-Keane, Romi Cortier, Charles D'Atri (Vice-President), Jennifer DeVore (Secretary), Andy Galan, Gary Gilbert, John Gresham, Jesseca Harvey, Julie Kim, Alex Nava, Cathy Roberts (Alternate for Sixto Sicilia), Owen Smith and Conrad Starr (President). Suzana Kim was absent and not represented by an Alternate. The GWNC Board quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is 13 (see the Bylaws link at <https://greaterwilshire.org/bylaws-board-rules>), so the Board could take such votes. Twenty of the 21 Board Seats were filled (by election or appointment). One Board Seat was vacant [Area 4 – Fremont Place; see Item #V. A. 1.; to apply see [www.GreaterWilshire.org](http://www.GreaterWilshire.org)]. Eight Alternate Seats were vacant [see Item #V. A. 2.]. Also attended: approximately 29 Stakeholders and guests.

**II. GOVERNMENT REPORTS & ANNOUNCEMENTS.**

A. Fifth Council District (Michelle Flores - [Michelle.Flores@LACity.org](mailto:Michelle.Flores@LACity.org))

Michelle Flores, a Field Deputy for L.A. City District Five Councilmember Katy Yaroslavsky [ofc. 213-473-7005; <https://councildistrict5.LACity.gov>], reported that a speed bump on Norton will be reinstalled and graffiti at 133 N. La Brea will be cleared.

B. Thirteenth Council District (Field Deputy Karla Martinez - [karla.g.martinez@LACity.org](mailto:karla.g.martinez@LACity.org))

Karla Martinez, a Field Deputy for L.A. City District 13 Councilmember Hugo Soto-Martinez [213-473-7013; <https://cd13.LACity.org>], reported that the City is working to repair street light outages, which're usually due to copper wire theft. Downed palm fronds from the recent storm are being collected. LADOT will add center markings on Larchmont Blvd. and may add more parking meters.

C. LAPD Olympic & Wilshire Divisions (SLOs Cho, Pelayo, Rodriguez)  
Joshua Parker, an LAPD Wilshire Division Acting Senior Lead Officer [[38959@LAPD.Online](mailto:38959@LAPD.Online); <https://www.LAPDOnline.org/lapd-contact/west-bureau/wilshire-community-police-station>], (for Dave Cordova, who retired), introduced himself and described his coverage area. He reported that recent crime statistics “are at an all-time low.” He described a recent apprehension and that unhoused services were provided.

*The next Agenda Item addressed was Item #II. H.*

Harry Cho, an LAPD Olympic Division Senior Lead Officer [office 213-382-9102; cell/text phone 213-793-0649; [33817@LAPD.Online](mailto:33817@LAPD.Online); [http://www.LAPDOnline.org/olympic\\_community\\_police\\_station](http://www.LAPDOnline.org/olympic_community_police_station)], reported that “a recent rise” in burglaries “of condos and apartments, smashing the sliding glass windows . . . and ransacking the residence[s]”; they may be using ladders. He described “several crews” doing it. The crews’ license plates may be stolen from other vehicles. Kias and Hyundais are top two stolen vehicles: “there is a software update . . . the dealer . . . will update your vehicle.” He described that an inter-agency task force has “made numerous arrests.” The State may consider repealing Prop 47.

*The next Agenda Item addressed was Item #II. F.*

D. LA Metro (Ned Racine - [racinen@metro.net](mailto:racinen@metro.net))

Ned Racine, Metro Principal Construction Relations Officer [cell 213-418-5993, 24-hour information 213-922-6934; Bus Rapid Transit 24-hour hotline 213-922-2500+1; [PurpleLineExt@metro.net](mailto:PurpleLineExt@metro.net); [www.facebook.com/PurpleLineExt](https://www.facebook.com/PurpleLineExt); [www.Twitter.com/PurpleLineExt](https://www.Twitter.com/PurpleLineExt); [www.metro.net/PurpleLineExt](http://www.metro.net/PurpleLineExt)], was not present; there was no report.

E. Department of Neighborhood Empowerment (John Darnell - [john.darnell@LACity.org](mailto:john.darnell@LACity.org))

John Darnell, a Neighborhood Empowerment Advocate of the L.A. Dept. of Neighborhood Empowerment (DONE) [213-978-1551; [John.Darnell@LACity.org](mailto:John.Darnell@LACity.org); [www.EmpowerLA.org](http://www.EmpowerLA.org)], reported that they received 106 applications from their first-ever

youth conference. April 1<sup>st</sup> is the Bylaws changes deadline. Regarding the GWNC internal boundary issue, he “expect[s] the City Clerk to complete that within the next week or two”; Mr. Starr requested to see those and other changes before they’re entered into the GWNC Bylaws. Mr. Darnell reminded that the check issuing deadline is June 1<sup>st</sup>; bank card use is June 20<sup>th</sup>; and that the Fiscal Year ends June 30<sup>th</sup>.

F. Mayor’s Office (David C. Nguyen - [david.c.nguyen@lacity.org](mailto:david.c.nguyen@lacity.org))  
David Nguyen, Central Area Representative for Mayor Karen Bass [213-978-3130; [David.C.Nguyen@LACity.org](mailto:David.C.Nguyen@LACity.org); <http://LAMayor.org>], reported on work on homelessness and encouraged participating.

G. Third Supervisorial District (Field Deputy Savannah Portillo Heap - [SHeap@bos.LACounty.gov](mailto:SHeap@bos.LACounty.gov))  
Savannah Portillo Heap, a Field Deputy for L.A. County District Three Supervisor Lindsey Horvath (213-440-0927; <https://lindseyhorvath.LACounty.gov>), was not present; there was no report.

H. Other Government Representatives  
Mohamad Almouazzen, a Field Representative for Congressman Adam Schiff (323-315-5555; [MohamadAlmouazzen@mail.house.gov](mailto:MohamadAlmouazzen@mail.house.gov); <https://Schiff.house.gov>), introduced himself and offered help.

*The next Agenda Item addressed was Item #II. E.*

### **III. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS.**

Steven Sapunor requested agendizing an item about an Ordinance.

### **IV. REPORTS BY ALLIANCE REPRESENTATIVES AND NC LIAISONS.**

A. LADWP (Jack Humphreville)

Mr. Humphreville was not present; there was no report.

B. Budget Representative (Jack Humphreville/Jennifer DeVore - see report in Board Docs).

Ms. DeVore reported for the Budget Advocates [<http://BudgetAdvocates.org> or <http://ncbala.com>].

C. LANCC (Jennifer DeVore - see report in Board Docs).

Ms. DeVore reported on LANCC [the Los Angeles Neighborhood Councils Coalition; [LANCC@EmpowerLA.org](mailto:LANCC@EmpowerLA.org); [www.LANCC.org](http://www.LANCC.org)]. They discussed Measure HLA regarding healthy streets “to make streets safer.” Ms. Chvatal opposed the Measure because, she said, “they do not work.” She believed the Measure’s emphasis really is on installing bike lanes, not pedestrian safety. It was reported that the Dodger Stadium Gondola being considered by City.

D. Other Liaisons or Representatives  
No other Liaison reports were made.

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

A. Board Member and Board Alternate Administration.

1. Board Director Vacancies: Area 4 - Fremont Place

Mr. Starr noted the above. There were no candidates at this time.

2. Board Alternate Vacancies: Area 2 - Citrus Square; Area 3 - Country Club Heights; Area 4 - Fremont Place; Area 9 - Oakwood/Maplewood/St. Andrews; Area 10 - Ridgewood-Wilton/St. Andrews Square; Area 11 - Sycamore Square; Area 12 - Western-Wilton; Education.

Mr. Starr noted the above.

B. Board Training Requirements: Courses and instructions can be found at <http://empowerla.org/boardmembers/>. Please check EmpowerLA.org/GWNC for your training expirations and email [secretary@greaterwilshire.org](mailto:secretary@greaterwilshire.org) if there are any inconsistencies.

1. Code of Conduct is required for all board members and must be renewed every two years. Members with expired or incomplete Code of Conduct are to be suspended after 30 days and removed after 60 days. Board members with incomplete or expired Code of Conduct do not count towards quorum and may not vote.

a) The following board members are shown at EmpowerLA.org/GWNC as having EXPIRED or INCOMPLETE Code of Conduct: (NONE)

- Sarah Bryan
- Nicholas Wood
- John Winther

It was confirmed that all Board Members and Alternates present at this Meeting, except for Cathy Roberts, are current.

2. Ethics and Funding Training are required before members may vote on funding motions.

a) The following board members are shown at EmpowerLA.org/GWNC as NOT having completed Ethics and/or Funding and are NOT eligible to vote on financial matters.

- Bill Newby (Ethics, Funding)
- Cathy Roberts (Funding)
- Brian Curran (Ethics)
- Benny Rosenberg (Ethics)
- Nicholas Wood (Ethics, Funding)
- Sarah Bryan (Ethics, Funding)

Mr. Starr noted the above.

3. The following have not yet completed the REQUIRED anti-bias (ABLE) training:

- Brian Curran
- Andy Galan
- Bill Newby
- Sarah Bryan
- Nicholas Wood
- Benny Rosenberg
- John Winther

Mr. Starr noted the above.

4. Non-Board Committee Member Ethics Training Link - [Note from GWNC President, February 11, 2024: AB 1234 Ethics Training for Local Officials is currently unavailable at <https://localethics.fppc.ca.gov/login.aspx>; therefore, the GWNC is unable to require its non-board committee members to complete the course until it is available. A statement on the FPPC website reads, “The FPPC will continue to offer and host the AB 1234 training after December 31, 2023. We are currently working to provide further updates as they become available. An update will be posted onto the website soon.”

Mr. Starr noted the above.

C. Adoption of January 10, 2024 General Board Meeting Minutes.

No corrections or amendments were made.

**MOTION** (by Ms. DeVore, seconded by Ms. Chvatal): The Greater Wilshire Neighborhood Council adopts the Minutes of its January 10, 2024 General Board Meeting.

**MOTION PASSED** by a roll call vote of the 19 eligible voters present with 17 in favor (“Yes” or “Aye”) (Anderson, Appel, Betancourt, Carpenter, Carroll, Chvatal, Cortier, D’Atri, DeVore, Galan, Gilbert, Gresham, Harvey, Julie Kim, Nava, Smith and Starr); zero opposed; two abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Alpers and Roberts).

D. Possible Motion: [see below].

Mr. Starr explained this. Ms. DeVore further explained how Cornerstone works.

**MOTION** (by Mr. D’Atri, seconded by Mr. Anderson): The Greater Wilshire Neighborhood Council moves that, in order to assure the continuity of board members’

Cornerstone training accounts across board terms and seat changes, the GWNC requests that DONE use members' personal email addresses in the provisioning of said accounts.

**MOTION PASSED** by a hand vote with 18 in favor; one opposed (Appel); zero abstained.

## **VI. OFFICER REPORTS**

### A. President's Report

Mr. Starr reported that his name was spoofed in scam emails regarding gift cards; he did not send such emails. He urged not to reply to such emails or open their attached documents. He ordered badges and business cards requested by Board Members.

### B. Treasurer's Report (Discussion and Possible Action) Preliminary Report...Please refer to MER and Administrative packet in the Supporting Documents folder (<https://greaterwilshire.org/bddocs>).

#### 1. Discussion and Possible Action – Motions

##### a) Motion to Approve Monthly Expenditure Report (MER) for January, 2024.

###### Card Expenses

1/3 Public Storage \$205.00

1/11 Larchmont Buzz \$ 50.00

1/23 Larchmont Chronicle (Jan Feb TBC) ? \$408.00

###### Checks Cleared

12/27 AppleOne \$587.86

12/27 AppleOne \$587.86

12/27 AppleOne \$182.88

12/22 AppleOne \$881.79

12/22 AppleOne \$587.86

12/22 AppleOne \$424.28

###### Checks Outstanding

02/06 Village Mail Call \$400.00

02/06 Hope Lutheran Church \$200.00

02/06 Apple One Minutes Writer 12/23-1/27 \$790.00

02/06 Apple One Admin 12/23- 01/06 \$881.79

Ms. Carroll reviewed the above. Mr. Starr described work to negotiate the Public Storage rate.

**FUNDING MOTION** (by Ms. Carroll, seconded by Mr. D'Atri): The Greater Wilshire Neighborhood Council approves the Monthly Expenditure Report (MER) for January 2024.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 18 eligible voters present with all 18 in favor (“Yes” or “Aye”) (Alpers, Anderson, Appel, Betancourt, Carpenter, Carroll, Chvatal, Cortier, D’Atri, DeVore, Galan, Gilbert, Gresham, Harvey, Julie Kim, Nava, Smith and Starr); zero opposed; zero abstained. One (Roberts) was ineligible to vote due to not having completed one or more of the required trainings and/or not having signed the Code of Conduct.

b) Motion to Approve Each Individual Expense Listed in the Jan 2024 MER.

**FUNDING MOTION** (by Mr. Gresham, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council approves each individual expense listed in the January 2024.MER.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 18 eligible voters present with all 18 in favor (“Yes” or “Aye”) (Alpers, Anderson, Appel, Betancourt, Carpenter, Carroll, Chvatal, Cortier, D’Atri, DeVore, Galan, Gilbert, Gresham, Harvey, Julie Kim, Nava, Smith and Starr); zero opposed; zero abstained. One (Roberts) was ineligible to vote due to not having completed one or more of the required trainings and/or not having signed the Code of Conduct.

2. Review of past Board Expenses that may appear on the February 2024 MER.

Ebell of LA Nov Board Meeting \$400  
Ebell of LA Dec Board Meeting \$400  
Apple One Minutes and Admin TBC

Ms. Carroll reviewed the above.

C. Vice-President’s Report

Mr. D’Atri ceded his time.

D. Secretary’s Report

Ms. DeVore indicated that there was no report.

**VII. AD HOC COMMITTEES** (Discussion and possible action).

A. Report of NPG Committee (Jesseca Harvey, Chair).

1. Possible Motion: [see below].

Ms. Harvey reported that Ms. Chvatal resigned from the Committee.

**MOTION** (by Ms. Harvey, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council approves the submission deadline of March 22, 2024 for the 2023/2024 program with the possibility of amendments as needed.

**MOTION PASSED** unanimously by a hand vote with all 19 in favor; zero opposed; zero abstained.

**VIII. LAND USE COMMITTEE** (Discussion and Possible Action) (Chair: Brian Curran).  
[The following sub-section first paragraphs are copied from the Agenda.]

A. Report on the January 23, 2024 Land Use Meeting.

There was no report.

- B. 531 N. Larchmont Blvd: Revised motion that reflects the change in sf. of the residential lobby and recreation room from 990 sf. to 1,689 sf. that was included in the revised letter of support sent to City Planning on 12/12/23. Possible Motion: The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board approve the change in sf. of the residential lobby and recreation room from 990 sf. to 1,689 sf. that was included in the revised letter of support sent to City Planning on 12/12/23 for the proposed project at 531 N. Larchmont Blvd.

Mr. Alpers explained the above.

**MOTION** (by Mr. Alpers, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council approves the change in sf. of the residential lobby and recreation room from 990 sf. to 1,689 sf. that was included in the revised letter of support sent to City Planning on 12/12/23 for the proposed project at 531 N. Larchmont Blvd.

**MOTION PASSED** unanimously by a hand vote with all 19 in favor; zero opposed; zero abstained.

- C. 507 N. Larchmont Blvd (ED1 Project): Demolition of existing uses and the construction, use, and maintenance of a new 7-story, mixed use building, containing a 100% affordable housing project, consisting of 52 units (inclusive of 1-market rate manager's unit) with 1-Very Low Income (VLI), 40-Low Income (LI), and 10-Moderate Income (MI) units, as well as 845 sf. of ground floor Commercial Retail use. Filing Date: 12/14/23. Zoning: [Q]C2-1VL. Case no: ADM-2023-8207-DB-HCA-ED1. Possible Motion: WHEREAS, the applicant has proposed a project located within the GWNC at 507 N. Larchmont Boulevard seeking to build a “New 7-story Mixed Use building including 52 Unit 100% Affordable Apartments and Retail Space Under City of Los Angeles ED1 Ordinance and AB 1763 Including occupied Roof Top Open Space Over 5 Level (Type III-A) R-2 Occ. Over 2-Level (Type I-A) R-2/S-2/M Occ. Fully Sprinklered NFPA-13”, with zero parking, 13 large recreation rooms, and 52 smaller studio apartments; and WHEREAS, the project application identifies ED1 and AB 1763 as the legal bases for its 7 stories and zero parking, and the 52 studio apartments as the legal basis for its ED1 eligibility, but we have concerns that: (a) the maximum permitted



height, if the project is factually demonstrated to qualify for a height bonus, incentive or waiver, may be an additional 33 feet and three stories on top of the maximum 45 feet and three stories otherwise permitted by the underlying [Q]C2-1VL Zone, for a total maximum project height of 78 feet and six stories (not seven stories); (b) the project may not actually be located within one-half mile of a Major Transit Stop and therefore may not qualify for any bonus, incentive or waiver in project height or in parking reduction on the basis of such a Major Transit Stop; and (c) the project may not be a 100% affordable housing project as claimed but rather may be intended for the conversion of 25% of the project into 12 or 13 Accessory Dwelling Units for rent or sale at market rates; and WHEREAS, the GWNC LUC timely reached out to project representatives to attend its meeting at which the questions regarding height, zero parking, the recreation rooms and their conversion to market-rate housing, severely reduced setbacks, proximity to R-1 zoned properties, front and rear-facing balconies, and the open rooftop deck proposed by the project could be discussed and understood, modified or rejected, but the project representatives were not in attendance at this meeting; and WHEREAS, the applicant seeks project approval within sixty (60) days as an Administrative or Ministerial decision, offering no opportunity for public input, hearing, or appeal, making time of the essence in this matter; NOW THEREFORE, the GWNC Land Use Committee moves that the GWNC Board take action to voice its strong support for 100% affordable housing projects in our neighborhood and to further oppose this project at 507 N. Larchmont Boulevard until such time as the questions about the project raised in this Motion, including but not limited to the lawful bases for the proposed project height, zero parking, and claim of 100% affordable housing, are satisfactorily answered.

The Motion was revised as follows, beginning with the deletion of the wording six lines from the end: “the GWNC Land Use Committee moves that.”

**MOTION** (by Mr. Alpers, seconded by Mr. D’Atri): The Greater Wilshire Neighborhood Council Motions that WHEREAS, the applicant has proposed a project located within the GWNC at 507 N. Larchmont Boulevard seeking to build a “New 7-story Mixed Use building including 52 Unit 100% Affordable Apartments and Retail Space Under City of Los Angeles ED1 Ordinance and AB 1763 Including occupied Roof Top Open Space Over 5 Level (Type III-A) R-2 Occ. Over 2-Level (Type I-A) R-2/S-2/M Occ. Fully Sprinklered NFPA-13”, with zero parking, 13 large recreation rooms, and 52 smaller studio apartments; and WHEREAS, the project application identifies ED1 and AB 1763 as the legal bases for its 7 stories and zero parking, and the 52 studio apartments as the legal basis for its ED1 eligibility, but we have concerns that: (a) the maximum permitted height, if the project is factually demonstrated to qualify for a height bonus, incentive or waiver, may be an additional 33 feet and three stories on top of the maximum 45 feet and three stories otherwise permitted by the underlying [Q]C2-1VL Zone, for a total maximum project height of 78 feet and six stories (not seven stories); (b) the project may not actually be located within one-half mile of a

Major Transit Stop and therefore may not qualify for any bonus, incentive or waiver in project height or in parking reduction on the basis of such a Major Transit Stop; and (c) the project may not be a 100% affordable housing project as claimed but rather may be intended for the conversion of 25% of the project into 12 or 13 Accessory Dwelling Units for rent or sale at market rates; and WHEREAS, the GWNC LUC timely reached out to project representatives to attend its meeting at which the questions regarding height, zero parking, the recreation rooms and their conversion to market-rate housing, severely reduced setbacks, proximity to R-1 zoned properties, front and rear-facing balconies, and the open rooftop deck proposed by the project could be discussed and understood, modified or rejected, but the project representatives are not in attendance at this meeting; and WHEREAS, the applicant seeks project approval within sixty (60) days as an Administrative or Ministerial decision, offering no opportunity for public input, hearing, or appeal, making time of the essence in this matter; NOW THEREFORE, the GWNC Board voices its strong support for 100% affordable housing projects in our neighborhood and to opposes this project at 507 N. Larchmont Boulevard until such time as the questions about the project raised in this Motion, including but not limited to the lawful bases for the proposed project height, zero parking, and claim of 100% affordable housing, are satisfactorily answered.

**AMENDMENT to the MOTION** (by Mr. Starr, seconded by Mr. Smith): The Greater Wilshire Neighborhood Council replaces the phrase “the conversion of 25% of the project” with “the conversion of an estimated 20% to 25% of the project.”

**AMENDMENT to the MOTION FAILED** by a roll call vote of the 19 eligible voters present with six in favor (“Yes” or “Aye”) (Appel, Betancourt, Carpenter, Cortier, Gilbert and Smith); seven opposed (“No” or “Nay”) (Alpers, Anderson, Carroll, Chvatal, D’Atri, DeVore and Starr); six abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Galan, Gresham, Harvey, Julie Kim, Nava and Roberts).

**DISCUSSION:** Mr. D’Atri referred commenters “to write to their Councilperson,” whether CD13 or CD5. He urged people to comment in person if allowed at a public Hearing. Resident Sam Uretsky reported that “hundreds” of neighbors oppose this project.

**ORIGINAL MOTION PASSED** by a roll call vote of the 19 eligible voters present with 15 in favor (“Yes” or “Aye”) (Alpers, Appel, Carpenter, Carroll, Chvatal, Cortier, D’Atri, DeVore, Gilbert, Gresham, Harvey, Julie Kim, Nava, Roberts and Smith); two opposed (“No” or “Nay”) (Anderson and Galan); two abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Betancourt and Starr). One (Roberts) was ineligible to vote due to not having completed one or more of the required trainings and/or not having signed the Code of Conduct.

D. 800 S. Lorraine Blvd (ED1 Project): The construction of a new 29,785 sf, 6-story, 100% affordable housing apartment building, with 70 dwelling units (28 studio apts. and 42 one-bedroom apts), including 55-Low Income (LI) units, 14-Moderate Income (MI) units, and 1-manager's unit, on a 7,856 sf vacant lot in the [Q]R3-1-HPOZ zone, within the Windsor Village Historic Preservation Overlay Zone (HPOZ). Filing Date: 12/22/23. Case no: ADM-2023-8417-DB-VHCA-ED1. Possible Motion: [see below].

**MOTION** (by Mr. Alpers, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council voices its strong support for 100% affordable housing projects in our neighborhood and further opposes this project at 800 S. Lorraine Boulevard (the construction of a new 29,785 sf, 6-story, 100% affordable housing apartment building, with 70 dwelling units, 28 studio apartments and 42 one-bedroom apartments, including 55-Low Income (LI) units, 14-Moderate Income (MI) units, and 1-manager's unit, on a 7,856 sf vacant lot in the [Q]R3-1-HPOZ zone, within the Windsor Village Historic Preservation Overlay Zone, Filing Date: 12/22/23, Case no: ADM-2023-8417-DB-VHCA-ED1), until such time as the many questions about the project raised in the LUC meeting, including but not limited to the project's location in an HPOZ, the project inconsistencies identified in the City's letter dated January 19, 2024, and the neighbors' concerns regarding height, setbacks, building line, dedications, the lack of trees, the plan for trash, recycling and organic waste pickup, and the narrowness of their street, are satisfactorily answered.

**DISCUSSION:** Project representative Gary Benjamin, of Albany Planning and Land Use, presented. He showed slides and described the project. Ms. Chvatal believed this project "does not fit in the neighborhood." Mr. Gresham noted "we've seen nothing in writing that addresses these questions" from the GWNC. Mr. Galan believed it to be "disingenuous" that the GWNC says it "supports 100% affordable housing" but opposes this project. Mr. Nava "do[es] question the Board's commitment to affordable housing." Mr. Starr believed trash bins would have to be put in the street for pickup.

Windsor Village Resident Lorraine Wild said "what you're (Mr. Benjamin) showing tonight is diff from what we all saw . . . how can you justify it?" Mr. Benjamin said "there's a mix of styles and sizes" of nearby buildings, while none of them are 100% affordable as this one would be. Mr. Sapunor believed project to big.

*Board Member Gary Gilbert stepped away this time (9:08), making 18 Board Members present online (the GWNC Board quorum is thirteen).*

**MOTION PASSED** by a roll call vote of the 18 eligible voters present with nine in favor ("Yes" or "Aye") (Alpers, Carroll, Chvatal, Cortier, D'Atri, DeVore, Gresham, Harvey and Smith); four opposed ("No" or "Nay") (Anderson, Betancourt, Galan and Nava); five abstained (the GWNC counts abstentions as neither "yes" votes or "no" votes) (Appel, Carpenter, Julie Kim, Roberts and Starr).

E. 1009 Crenshaw Blvd (and Olympic): Proposed 24-hour convenience store and gas station with alcohol sales. Filing Date: 4/28/23. Hearing Date: 1/9/24. Zoning: C2-1-O. Case no: ZA-2023-2971-CU-CUB. Possible Motion: [see below].

**MOTION** (by Mr. Alpers, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council opposes the project for a proposed 24-hour convenience store and gas station with alcohol sales at 1009 Crenshaw Blvd. as presented on January 23, 2024.

**DISCUSSION:** Mr. Gresham reported that “the neighbors are activity pursuing commenting on this project . . . there is a 7-Eleven in GWNC that sets a precedent and does not sell alcohol.” Mr. Starr encouraged the Committee to further consider the project. Clyde Lieberman indicated that two neighborhood associations indicated to the City that they opposed the project. Mr. Gresham “it’s a full line” of alcohol being proposed to sell.

**MOTION PASSED** by a roll call vote of the 18 eligible voters present with 14 in favor (“Yes” or “Aye”) (Alpers, Appel, Betancourt, Carpenter, Carroll, Chvatal, Cortier, D’Atri, DeVore, Gresham, Harvey, Julie Kim, Nava and Smith); zero opposed; four abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Anderson, Galan, Roberts and Starr).

F. City CEQA Threshold Updates (Noise and Vibration): Pursuant to California Environmental Quality Act (CEQA) Guideline Section 15064.7(b), the Department of City Planning is considering adopting updated thresholds of significance and methodologies to analyze impacts: 1) for construction noise and vibration, and 2) to historic resources. Written comments may be submitted by email on or before February 19, 2024 to [mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org) and must include reference to “Updated CEQA Thresholds”. Possible Motion: [see below].

*Board Member Gary Gilbert returned at this time (9:27), making 19 Board Members present online (the GWNC Board quorum is thirteen).*

Mr. Alpers explained the above. He believed the revisions would increase allowed noise.

**MOTION** (by Mr. Alpers, seconded by Ms. Chvatal): The Greater Wilshire Neighborhood Council opposes the proposed revisions to the City of Los Angeles CEQA Noise and Vibration standard.

**MOTION PASSED** by a roll call vote of the 19 eligible voters present with 15 in favor (“Yes” or “Aye”) (Alpers, Appel, Betancourt, Carpenter, Carroll, Chvatal, Cortier,

D’Atri, DeVore, Gilbert, Gresham, Harvey, Nava, Roberts and Smith); one opposed (“No” or “Nay”) (Galan); three abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Anderson, Julie Kim and Starr).

G. Next GWNC Land Use Committee Meeting will be held at 6:30 pm on Tuesday, February 27 2024, via Zoom: <https://us02web.zoom.us/j/91527869326>

Mr. Starr noted the above.

**IX. ENVIRONMENTAL & SUSTAINABILITY COMMITTEE** (Discussion and Possible Action) (Chair: Polly Estabrook).

A. Committee Report

Ms. Estabrook reported that the Committee met; there may be a Special meeting in March.

B. Committee Membership: Four (4) openings for committee membership

Ms. Estabrook noted the above.

C. Discussion and Possible Motions:

1. Possible Motion: [see below].

**MOTION** (by Mr. Anderson, seconded by Ms. Harvey): The Greater Wilshire Neighborhood Council appoints MJ Anderson to be Secretary of the GWNC Environmental & Sustainability Committee (ESC).

**DISCUSSION:** Mr. Starr noted that Mr. Anderson was “stepping up to a leadership position.”

**MOTION PASSED** by a roll call vote of the 19 eligible voters present with 18 in favor (“Yes” or “Aye”) (Alpers, Anderson, Appel, Betancourt, Carpenter, Carroll, Chvatal, Cortier, D’Atri, DeVore, Galan, Gilbert, Gresham, Harvey, Julie Kim, Nava, Roberts and Smith); zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Starr).

2. Possible Motion: The GWNC ESC will hold a Transit Day when GWNC stakeholders can ride the metro as a group starting at the Wilshire / Western station on either Saturday May 25th or Saturday March 30th.

**MOTION** (by Mr. Anderson, seconded by Ms. Harvey): The Greater Wilshire Neighborhood Council Environmental & Sustainability Committee will hold a Transit Day when GWNC stakeholders can ride the metro as a group starting at the Wilshire / Western station on either Saturday May 25th or Saturday March 30th.

**DISCUSSION:** Mr. Starr noted the need to soon file an Event Request, then the City Council would have to approve the event in advance.

**MOTION PASSED** by a roll call vote of the 19 eligible voters present with 18 in favor (“Yes” or “Aye”) (Alpers, Anderson, Appel, Betancourt, Carpenter, Carroll, Chvatal, Cortier, D’Atri, DeVore, Galan, Gilbert, Gresham, Harvey, Julie Kim, Nava, Roberts and Smith); zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Starr).

*Board Member Cindy Chvatal left at this time (9:38), making 18 Board Members present online (the GWNC Board quorum is thirteen).*

3. Possible Motion: [see below].

**MOTION** (by Mr. Anderson, seconded by Mr. Nava): The Greater Wilshire Neighborhood Council ESC will hold meetings on the first Thursday of even numbered months at 6:30 PM, and these meetings will be held in-person in June, October, and February; and held virtually in April, August, and December; furthermore the GWNC ESC may, at the discretion of the Committee Chair, occasionally substitute a virtual meeting for an in-person meeting or vice-versa.

**MOTION PASSED** by a roll call vote of the 18 eligible voters present with 17 in favor (“Yes” or “Aye”) (Alpers, Anderson, Appel, Betancourt, Carpenter, Carroll, Cortier, D’Atri, DeVore, Galan, Gilbert, Gresham, Harvey, Julie Kim, Nava, Roberts and Smith); zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Starr).

4. Possible Motion: [see below]

**FUNDING MOTION** (by Mr. Anderson, seconded by Mr. D’Atri): The Greater Wilshire Neighborhood Council will commemorate Earth Day by hosting an event on [TBD] day at [TBD] location, and will budget \$300 to cover the costs of permits, rentals, refreshments, and promotional materials

**DISCUSSION:** Mr. Starr noted that the Board may have to re-vote with a determined date and location.

*Board Member Mark Alpers left at this time (9:41), making 17 Board Members present online (the GWNC Board quorum is thirteen).*

Mr. Starr suggested and it was agreed to POSTPONE the above item; it will be Agendized for another Board meeting.

5. Possible Motion: The GWNC will have a booth at a Climate Day event being organized by HangOutDoGood (HODG), a neighborhood group, at a location and on a date yet to be determined, as long as the date chosen by HODG is not identical to that selected for the GWNC Earth Day event.

It was agreed to word the Motion as follows.

**MOTION** (by Mr. Alpers, seconded by Ms. Harvey): The Greater Wilshire Neighborhood Council will have a booth at a Climate Day event being organized by HangOutDoGood (HODG), a neighborhood group, at a location and on a date yet to be determined, as long as the location is within or immediately adjacent to the GWNC and the date chosen by HODG is not identical to that selected for the GWNC Earth Day event.

**DISCUSSION:** Mr. Starr said that no event application was needed. Ms. Estabrook explained that HODG founders live in the general area.

*Alternate Board Member Bill Newby (for Cindy Chvatal-Keane) had replaced her by this time, making 18 Board Members (or their Alternate(s)) present (the GWNC quorum is thirteen).*

**MOTION PASSED** by a roll call vote of the 18 eligible voters present with 17 in favor (“Yes” or “Aye”) (Anderson, Appel, Betancourt, Carpenter, Carroll, Cortier, D’Atri, DeVore, Galan, Gilbert, Gresham, Harvey, Julie Kim, Nava, Newby, Roberts and Smith); zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Starr).

- D. Next Environmental & Sustainability Committee Meeting will be held on Thursday, April 4, 2024 at 6:30 p.m. via Zoom (<https://us02web.zoom.us/j/92827811179>).

Ms. Estabrook noted the above. The Committee will have a special meeting in March.

**X. OUTREACH COMMITTEE** (Discussion and Possible Action) (Chair: Jesseca Harvey).

A. Committee Report

Ms. Harvey reported

B. GWNC Ad: Larchmont Buzz

1. Possible Motion: [see below].

**FUNDING MOTION** (by Ms. Harvey, seconded by Mr. Anderson): The Greater Wilshire Neighborhood Council approves spending up to \$300 on advertising in the Larchmont Buzz, to be taken from the “Advertising, Digital/Online/Social” line item in the GWNC Budget’s Outreach Expenditures Category

Ms. Harvey explained.

*Ms. Carroll recused from voting (self-declared as ineligible to participate in or vote on a Motion(s) in this Item due to a possible or known conflict of interest [she has a relationship with the Larchmont Buzz, which rents space]) and was muted and put on hold at this time, making 15 Board Members (or their Alternate(s)) present online (the GWNC Board quorum was thirteen). Recusing is not the same as abstaining from voting, which is declining to vote “yes” or “no.”*

**FUNDING MOTION PASSED** by a roll call vote of the 15 eligible voters present with 14 in favor (“Yes” or “Aye”) (Anderson, Appel, Betancourt, Carpenter, Cortier, D’Atri, DeVore, Galan, Gilbert, Gresham, Harvey, Julie Kim, Nava and Smith); zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Starr). Two (Newby and Roberts) was ineligible to vote due to not having completed one or more of the required trainings and/or not having signed the Code of Conduct. One recused and was ineligible to vote (Carroll).

*Ms. Carroll’s recusal ended and she was unmuted and logged back in to the video at this time, making 16 Board Members present online (the GWNC Board quorum was thirteen).*

C. CicLAvia - Melrose Sunday, February 25

1. Call for Volunteers

Ms. Harvey noted the above.

2. February 25 - CicLAvia - Melrose 9 AM - 3 PM ([www.ciclavia.org/ciclavia\\_melrose](http://www.ciclavia.org/ciclavia_melrose))

Ms. Harvey noted the above.

D. Next GWNC Outreach Committee Meeting will be held on Tuesday, February 20 at 6:30 p.m. via Zoom: <https://us02web.zoom.us/j/98276791581>.

Ms. Harvey noted the above.

**XI. TRANSPORTATION COMMITTEE** (Discussion and possible action) (Chair: Cindy Chvatal).

A. Committee Report

Chair Ms. Chvatal was not present; no report or Motion was made or vote taken.

B. Next GWNC Transportation Committee Meeting will be Thursday, March 21, 6:30 p.m. via Zoom. <https://us02web.zoom.us/j/92159935555>.



**XII. RESILIENCE COMMITTEE** (Discussion and Possible Action) (Chair: Gary Gilbert)

A. Report on the February 5, 2024 Resilience Committee meeting.

Mr. Gilbert reported that RYLAN needs to be started by the GWNC, then presented to the City.

B. Resilience Committee Regular Meeting Venue:

Possible Motion: That the GWNC Resilience Committee may choose to meet either virtually or in person at the discretion of the Resilience Committee chair and committee.

It was agreed to word the Motion as follows.

**MOTION** (by Mr. Gilbert, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council Resilience Committee will meet virtually and the Chair may call an occasional in-person meeting.

**DISCUSSION:** Mr. Starr noted that the Committee must designate a location for when it meets in person

**MOTION PASSED** by a roll call vote of the 18 eligible voters present with 17 in favor (“Yes” or “Aye”) (Anderson, Appel, Betancourt, Carpenter, Carroll, Cortier, D’Atri, DeVore, Galan, Gilbert, Gresham, Harvey, Julie Kim, Nava, Newby, Roberts and Smith); zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Starr).

C. Next GWNC Resilience Committee Meeting will be held on Monday, April 1st, 2024, at 6:30 p.m. Via Zoom: <https://us02web.zoom.us/j/88960982957>.

Mr. Gilbert noted the above and encouraged submitting ideas.

**XIII. QUALITY OF LIFE COMMITTEE** (Discussion and possible action) (Chair: Charles D’Atri).

A. Committee Report

Mr. D’Atri reported that the Committee will meet February 28<sup>th</sup> on Zoom.

B. Discussion and Possible Motion: [see below].

**MOTION** (by Mr. D’Atri, seconded by Mr. Cortier): The Greater Wilshire Neighborhood Council Quality of Life Committee may meet via Zoom or in person at the discretion of the Chair of the Committee.

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

C. Next Quality of Life Committee Meeting will be held on Wednesday, February 28, 2024 at 6:30 p.m. via Zoom: <https://us02web.zoom.us/j/84977930618>.

Mr. D’Atri noted the above.

**XIV. NEW BUSINESS** (Discussion and Possible Action).

A. Possible Motion: WHEREAS the GWNC Board Rules require that all Standing and Ad Hoc Committee Members must complete any ethics training required of Board Directors and Alternates; and WHEREAS the Fair Political Practices Commission’s (FPPC) free online AB 1234 training became unavailable on December 31, 2023; and WHEREAS the FPPC website (<https://www.fppc.ca.gov/learn/public-officials-and-employees-rules-/ethics-training.html>) states, “We also encourage you in supporting the FPPC in continuing to provide the training online by reaching out the legislature of [sic] the Governor’s Office and express support for funding for this service”; THEREFORE, the GWNC requests that DONE and the Los Angeles City Council reach out to the legislature and the Governor’s Office to express support for the funding of free online AB 1234 ethics training for Local Officials.

Mr. Starr requested and it was agreed to indefinitely POSTPONE the above Item.

**XV. COMMUNITY IMPACT STATEMENTS (CIS), RESOLUTIONS, REQUESTS FOR ACTION** (Discussion and Possible Action).

Mr. Starr indicated that there were no CISs.

**XVI. BOARD MEMBER COMMENTS/ANNOUNCEMENTS.**

Mr. Gilbert: wanted to address how the Greater Wilshire community can support affordable housing. Mr. D’Atri noted that much affordable housing has been built in Larchmont Village “for 70 or 80 years” and the neighborhood is prepared to support more.

**XVII. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS.**

No other requests were made.

**XVIII. ADJOURNMENT**

A. Upcoming GWNC Board Meeting. The next GWNC General Board Meeting will be held at 6:30 PM on Wednesday, March 13 via Zoom - <https://us02web.zoom.us/j/96677001434>.

Mr. Starr **ADJOURNED** the Meeting with no opposition at 10:13 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 Board Meeting Minutes page is <http://greaterwilshire.org/board-agendas-minutes>.*