



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, January 23, 2024
Approved February 27, 2024

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)

Secretary Alpers called the roll. All nine of the nine Committee Members were present at the Roll Call: Mark Alpers (Secretary), Patricia Carroll, Rory Cunningham, Brian Curran (Chair), Karen Gilman, John Gresham, Dick Herman, Daniela Prowizor-Lacayo and Jane Usher. 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 125 Stakeholders and guests.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no public comments at this time.

III. CHAIRPERSON’S REPORT

A. GWNC Monthly Land Use Update.

Mr. Curran [BC CLARIFY:] __

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of November 28, 2023 Minutes.

No corrections or amendments were made.

MOTION (by Mr. Gresham, seconded by Ms. Usher): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its November 28, 2023 Meeting.

MOTION PASSED by a hand vote; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Herman)).

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

[BC/MA CLARIFY: SOMETHING ABOUT 507-508 N. Larchmont] __

V. Old Business (Discussion and Possible Action).

[The following sub-section first paragraph(s) is/are copied from the Agenda.]

A. 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.

Mr. Curran noted the above.

MOTION (by Mr. Gresham, seconded by Ms. Prowizor-Lacayo): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board

[BC/MA CLARIFY: MOTION WORDING WAS SAID VERY FAST] __

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

B. 200 S. Orange Dr: Synagogue update.

Mr. Curran updated about the above.

VI. New Business (Discussion and Possible Action).

[The following sub-section first paragraph(s) is/are copied from the Agenda.]

A. 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.

Slides were shown. Mr. Curran and GWNC Administrator Julia Christiansen noted that around 230 written comments about this project were received by them. The applicant was invited but was not present. Mr. Curran explained the project. He said the project is “on hold” by the City to “correct errors in the application” by February 5th. Ms. Usher said “it’s very minor stuff.” She believed that the main questions were: the project’s proposed height; the status of the recreation rooms (“is it really 100% affordable” housing; and how does it qualify for “zero parking”? Ms. Prowizor-Lacayo said there was only one such precedent in Larchmont. Mr. Alpers explained what the State considers “a major bus stop.” Resident and architect John Kaliski explained that nearly every developer in the City is including recreation rooms to be converted to ADUs (Accessory Dwelling

Units). Mr. Curran explained that the Committee is advisory to the GWNC Board. Ms. Usher explained that “we [the Committee] voice the community’s view.”

Many Stakeholders commented. Approximately 15 Stakeholders clearly opposed the project as noted, while approximately five clearly supported it. Many who opposed believed the project to be rushed; too tall; and not having enough (no) parking, though all support more affordable housing. Others spoke of the need to work together for solutions. More than one attending architect believed that the project design could be better. Several noted that a precedent would be set.

Emma Howard, Community Development and Planning Director for L.A. City District 13 Councilmember Hugo Soto-Martinez (213-207-3015; Emma.Howard@LACity.org; <https://cd13.LACity.org>), accompanied by Planning Deputy Ted Walker, said “the Councilmember supports ED1 [Executive Directive 1] projects . . . We are seeing 7,000 evictions per month in our District . . . This project is not a TOC project . . . It is a density bonus project . . . This is an AB2097-eligible site . . . Any project . . . in the City . . . can qualify . . . It has enormously galvanized” building affordable housing in CD13. “Certainly you can pursue legal advice . . . The City can’t join with you in that . . . The [proposed] Affordable Housing Streamlining Ordinance [https://planning.lacity.gov/odocument/055d82d4-f401-4aa1-bb3f-db0b902b8c07/Affordable_Housing_Streamlining_Public_Hearing_Presentation_Slides.pdf] . . . is getting ready to go to [City] Council . . . will codify this permanently.” She and Mr. Walker met outside with many Stakeholders for further discussion. Ms. Usher distributed a draft Motion for the Committee to consider making.

MOTION (by Ms. Usher, seconded by Ms. Gilman): WHEREAS, the applicant has proposed a project located within Greater Wilshire 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 [sic] 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 this 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 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 Blvd. until such time as the questions about the project raised in the meeting of the Land Use Committee, including but not limited to the applicability of ED1 to an HPOZ, the inconsistencies in the City's letter dated January 19, 2024, the neighbors' concerns about project height, and the narrowness of their streets are satisfactorily answered.

MOTION PASSED by a roll call vote of the nine eligible voters present with eight in favor ("Yes" or "Aye") (Carroll, Cunningham, Curran, Gilman, Gresham, Herman, Prowizor-Lacayo and Usher); zero opposed; one abstained (the GWNC counts abstentions as neither "yes" votes nor "no" votes) (Alpers).

- B. 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.

The developer was not present and GWNC Administrator Julia Christiansen noted that, a long time ago, she invited the developer to be represented here; there was no response. Slides were shown. Mr. Curran said that a letter was sent this day and "this project is also on hold." He explained what "contributors" are in this context. Approximately 11 Stakeholders clearly opposed the project as noted, while one clearly supported it. Mr. Curran urged "reading the Planning Department comments on this project . . . They have a lot of problems with it." Mr. Kaliski said "we need subtle help from the [City] Council Office . . . It's never going to achieve this number of units . . . I'm not even sure it's something the City can flat-out waive." He believed that the developer is changing the streetscape without getting Permits, and that the City Council Office can influence the

Planning Department to improve the project. Gary Gero, Chief of Staff for L.A. City District Four Councilmember Katy Yaroslavsky (323-866-1828; Gary.Gero@LACity.org; <https://CouncilDistrict5.LACity.gov>), said “the Councilwoman shares a lot of the concerns” about the project. He said they are constrained by ED1; “we’re going to try to make the changes that we can make . . . It doesn’t directly address HPOZs . . . You can’t remove a contributing resource.”

MOTION (by Ms. Usher, seconded by Mr. Alpers): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board take action to voice its strong support for 100% affordable housing projects in our neighborhood and to further oppose the project at 800 S. Lorraine Blvd. (the construction of a new 29,785 sf, six-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 one manager’s unit, on a 7,856 square-foot vacant lot in the [Q]R3-1-HPOZ zone, within the Windsor Village Historic Preservation Overlay Zone, Filing Date: 12/22/23, Case number ADM-2023-8417-DB-VHCA-ED1), until such time as the many questions about the project raised in the Committee 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.

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

The next Agenda Item addressed was Item #IX. B.

C. 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.

Stakeholder Clyde Lieberman opposed the project.

MOTION (by Mr. Curran, seconded by Ms. Usher): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose 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.

MOTION PASSED unanimously; zero opposed; zero abstained.

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

A. 658 Lillian Way: Proposed 4-unit subdivision.

[BC/MA CLARIFY: WHAT WAS SAID? EVERYONE WAS HURRYING TO LEAVE.] __

- B. 176 S. Citrus Ave: Zoning Violations; owners have paved their front yard, installed a circular driveway, and blocked access to their rear garage with a fence and pedestrian gate. In the process, a second curb cut and driveway apron were created, reducing street parking.

[BC/MA CLARIFY: WHAT WAS SAID? EVERYONE WAS HURRYING TO LEAVE.] __

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. Amendments to Executive Directive 1 (ED1).

[BC/MA CLARIFY: WHAT WAS SAID?] __

- B. City CEQA Threshold Updates (Noise and Vibration): A virtual public hearing was held on December 20, 2023 to provide a formal opportunity for public comment on the proposed Updated CEQA Thresholds. At the hearing, a 30-day extension of the public comment period was announced. In response to requests from various stakeholders, an additional 30-day extension for public review and comments is being granted until February 19, 2024. 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 or questions may be submitted by email to mindy.nguyen@lacity.org and must include reference to “Updated CEQA Thresholds”.

MOTION (by Ms. Carroll, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the proposed revisions to the City of Los Angeles CEQA noise and vibration standard.

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

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

X. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS (Discussion and Possible Action)

A. Next GWNC Land Use Committee Meeting will be held on Tues, February 27 at 6:30 pm, via Zoom.

Mr. Curran noted the above.

XI. ADJOURNMENT

MOTION to ADJOURN (made and seconded).

MOTION PASSED unanimously; zero opposed; zero abstained.

The Meeting **ADJOURNED** at 9:09 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>.