



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, February 27, 2024
Approved March 26, 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/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. Chair Brian Curran called the meeting to order at 6:32 p.m.

B. Roll Call (Mark Alpers)

The Secretary called the roll. Seven of the nine Committee Members were present online at the Roll Call: Mark Alpers (Secretary), Rory Cunningham, Brian Curran (Chair), Karen Gilman, John Gresham, Daniela Prowizor-Lacayo and Jane Usher. Patricia Carroll and Dick Herman arrived later. 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: at least 24 Stakeholders and guests.

Committee Member Dick Herman arrived at this time (6:33), making eight Committee Members present online (the Committee quorum was five).

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 there’s been an “enormous response,” mainly opposing, the 800 S. Lorraine Blvd. project.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of January 23, 2024 Minutes.

No corrections or amendments were made.

MOTION (by Mr. Alpers, seconded by Ms. Usher): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its January 23, 2024 Meeting.

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

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

Committee Member Patti Carroll arrived by this time, making all nine Committee Members present online (the Committee quorum was five).

Ms. Carroll reported that the owner of the property at 233 S. St. Andrews, which already is on the California and National Historic Registry, applied for Historic Monument Status designation.

V. Old Business (Discussion and Possible Action).

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

- A. 800 S. Lorraine Blvd. (ED1 Project): (Gary Benjamin) The construction of a new 29,785 sf, 6-story, 100% affordable multifamily 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 within the Windsor Village Historic Preservation Overlay Zone. Filing Date: 12/22/23. Zoning: [Q]R3-1-HPOZ. Case no: ADM-2023-8417-DB-VHCA-ED1.

Mr. Benjamin noted that he was presenting again and showed slides of the project “about a block south of Wilshire Blvd. It’s been vacant for awhile . . . It’s in an HPOZ.” He described how trash and organic waste may be handled; timing and other details are to be determined. There may be up to eight washing machines, all available in one room on the ground floor. Mr. Gresham was concerned about the ability for trash to be collected; Mr. Benjamin promised to report back about that and other issues brought up here. He said they would consider providing bicycle parking. He said “I have not heard back from the immediate neighbors so far . . . We haven’t done direct outreach.” Mr. Gresham thought outreach should at least be done with the neighbor on the south side, who shares a property line. Fifty-five year covenant limits with the City cap the rent at, for “moderate” income residents, \$1,781 for studios and \$2,035 for one-bedrooms; and, for “low” income residents, \$1,766 for studios and \$1,892 for one-bedrooms. “Area Median Income” may be part of “how the rent is calculated.”

Julie Kim, speaking as an individual and as President of the local HOA who lives “within 500 feet” of the project, said “we oppose this project,” citing parking density and landscaping concerns. Jennifer Wolf thought the lack of outreach and preparation regarding trash and recycling pickup was “reprehensible . . . You want to put a giant bldg. on a tiny street . . . and you don’t want to talk about it.” Long-time neighbor Richard Hoffman “strongly opposes” the project because, he said, it “violates” the HPOZ plan for a number of reasons, including height. Lorraine Weil said “it’s basically a giveaway to developers” negatively affecting “quality of life” in the neighborhood. Ms. Usher wanted to know what the “Q” conditions are. Mr. Benjamin acknowledged that “in some cases we are deviating from the Q conditions” based on waivers and more, including release from a five-foot setback. Mr. Benjamin indicated that State law is their source for waiving “Q” conditions. Neighbor Laurie Kaufman believed that “Windsor Village is already compromised with limited parking.” Mr. Benjamin claimed that “these would be the cheapest units in the area” and noted that “the building has an elevator.” Neighbor Kim O’Leary said “I directly oppose this project” because of a lack of parking, it “will block sunlight,” is “not affordable” and is “extremely large for this space.” Steve Sapunor read a Windsor Village statement opposing the project.

MOTION (by Mr. Alpers, seconded by Ms. Usher): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 800 S. Lorraine Blvd. [the construction of a new 24,566 sf, 6-story, 100% affordable housing apartment building, with 65 dwelling units (28 studio apartments and 37 one-bedroom apartments), consisting of 51-Low Income (LI) units, 13-Moderate Income (MI) units, and 1 manager’s unit on a 7,856 sf vacant lot with no open space, no articulation or transitional height, no bicycle area and requests for relief from all setback guidelines. The project is in a {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 the project satisfactorily resolves (i) the inconsistencies identified in the City’s (hold) letter dated 1/19/24, (ii) the public and neighborhood concerns regarding the project’s height, setbacks, building line, articulation, dedications, lack of trees, plan for trash, recycling and organic waste pickup, bicycle parking and the narrowness of the street, and (iii) the non-compliance with the Q Conditions and the Windsor Village HPOZ objective guidelines.

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

B. 5901 Melrose Ave. (The Pawn Shop Sports Bar & Restaurant): Update.

Mr. Alpers reported that “between 100 and 200 opposition letters have been submitted,” including “from an attorney . . . the project is still on hold.” Ms. Usher said the emails suggest that most opposition is to alcohol service and that “there were at least a dozen

substantial issues” the developer hasn’t responded to, including parking, security, ingress/egress, historic designation, hours of operation, when alcohol would be served, and the quantity and use of private rooms. She said the developer had said they bought the back lot and would turn it into parking but can’t include it in the application; she thought that was unbelievable. Cindy Chvatal reported that there’d been “great opposition” from neighbors regarding project “seats versus actual occupancy,” fire exits, and “proximity to local schools.”

VI. New Business (Discussion and Possible Action).

A. 658 Lillian Way (and Melrose): Proposed 5-unit small lot subdivision.

Mr. Alpers: described the location. He reported that the Hancock Park HOA met with the developer, “who indicated a willingness to work with us.” Neighbor Greg Pearson reported that the developer has been “collaborative . . . they should be breaking ground . . . in the Fall.” No Motion was made or vote taken.

B. 713 N. Orange Dr. (and Melrose): (Jesseca Harvey) Unregistered rental property.

Ms. Harvey, speaking as an individual and neighbor, reported that there was a January 4th break-in and that trash bins aren’t being put back off the street or pkwy. The property is R-1 zoned “but they’re leasing out each individual bedroom . . . the tenants were piling trash on the parkway.” CD13 hasn’t replied to her. Resident Sam Uretsky reported that the owner of 300 N. Plymouth “has started advertising rooms for rent . . . the City allows it because there’s common living and common kitchen space” and the City allows it if leases are for longer than 30 days. Ms. Usher noted that the issue of “what is a family” has been litigated for years. No Motion was made or vote taken.

C. April Meeting.

There was discussion of when and whether to meet online or in person; it was agreed to meet online on the usual 4th Tuesdays.

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

A. 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.

Mr. Curran will report back about the above. No Motion was made or vote taken. After Item #IX., Ms. Carroll reported that the City is thinking of changing street lights to solar-powered; there was agreement that “we wouldn’t want them changing our lights.” She believed the change may be related to copper wire thefts; HPOZs may be exempt.

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. Draft Bill to Close AB 2097 Parking Loophole: (Barbara Gallen).

Ms. Gallen, of Friends of Historic Miracle Mile, presented. She lives in Park La Brea. She explained the issue and some State history of parking requirements.

Committee Member Daniela Prowizor-Lacayo left at this time (8:50), making eight Committee Members present online (the Committee quorum was five).

MOTION (by Ms. Usher, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board take an action to endorse and support Senate Bill 834, the draft Bill to close the Parking Loophole created by AB 2097.

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

B. Proposed CPC Amendments to Executive Directive 1 (ED1).

Mr. Alpers reported that “the City is still working on a package . . . there are no amendments at this point.” Ms. Chvatal and Mr. Alpers reported that the City PLUM Committee may meet about it on March 20th. No Motion was made or vote taken.

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

A. Next GWNC Land Use Committee Meeting will be held on Tuesday, March 26 at 6:30 pm, via Zoom.

Mr. Curran noted the above and that there may also be an earlier Special Meeting.

XI. ADJOURNMENT

Mr. Curran declared and the Committee agreed to **ADJOURN** the Meeting at 9:13 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 Land Use Committee Meeting Minutes page is <http://greaterwilshire.org/land-use-committee-agendas-minutes>.