



Greater Wilshire Neighborhood Council (“GWNC”)

Land Use Committee Meeting Minutes, Tuesday, March 26, 2024

Approved April 23, 2024, to be ratified as corrected on _[Month]_ _[date]_, 202_[year]_.

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.

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 Mark Alpers called the meeting to order at 6:33 p.m.

B. Roll Call (Mark Alpers)

Mr. Alpers called the roll. Seven of the nine Committee Members were present online at the Roll Call: Mark Alpers (Secretary), Patricia Carroll, Rory Cunningham, Karen Gilman, John Gresham, Daniela Prowizor-Lacayo and Jane Usher. Brian Curran (Chair) and Dick Herman were 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 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 33 Stakeholders and guests.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS.

Mr. Starr, speaking in his own personal capacity, wanted the Committee to Agendize for its April meeting the below Motion and he commented as follows: “On 4/12/17, the GWNC supported the application for a CUB for the brewpub at 8th and La Brea in the former Firestone building, which opened several years later, during the pandemic, as the All Season Brewing Co. The GWNC support was “as presented with the conditions negotiated with SSNA.” The approved CUB lists several items that were requested to be included by the applicant and which align with the conditions negotiated with the SSNA, of which I was President at the time. I believe the following deserve a review with the business ownership or management, as I don’t believe they are being adhered to:

21: Any music, sound, or noise emitted from the premise, including outdoor patio area must not be audible beyond the property line of the premise.

22: There shall be no advertisement or sign of any kind or type promoting or indicating the availability of alcoholic beverages on the exterior of the premise, including advertising directed to the exterior from within

28. Applicant shall not allow the premises to be used for private parties.

Furthermore, by my measurements, the fenced in outdoor area extends well into the public right of way/sidewalk: the property line according to the plans in the CUB is 183” from the curb to the west of the building and to the north; however, the fence on the west side is at approximately 120” from the curb (63” into the public right of way) and 90” from the curb on the north, or 93” into the public right of way.

When the NC supports an applicant and where it is within its power to review the terms of approval, perhaps it will see fit to do so.”

Ms. Usher or another Committee Member asked if Mr. Starr wanted the Committee to add it to the next agenda. He responded that he merely was bringing it to the Committee’s attention and the Committee could take the action it felt was appropriate. There was some additional discussion. Mr. Starr mentioned that the conditions listed above were not identified as those which were “volunteered by the applicant” and indicated to see page two of the approved CUB.

MOTION (by Ms. Usher, seconded by Ms. Prowizor-Lacayo): The Greater Wilshire Neighborhood Council Land Use Committee will agendize for its April 2024 meeting the following: __

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

Resident Sam Uretsky believed criminals have been living at 507 N. Larchmont Blvd. since December. Sunday, one of them was arrested for attempted burglary and had been “terrorizing neighbors at 515 N. Larchmont [Blvd.] and 515 N. Arden [Blvd.] . . . This person has been found to be responsible for break-ins in the area . . .” and was hired by the property owner. Maggie Pena, Bronson Ave. Block Captain, wanted the Board to consider home security. There were comments that some property owners may deliberately be neglecting their properties. Ms. Usher requested and Mr. Alpers agreed to Agendize inviting the 507 N. Larchmont property owner to present. Mr. Cunningham said that property owner owns three or four other properties on Larchmont. Resident Sarita Singh noted “how horrifying this situation is . . . Our neighbor[’s] life was threatened.” She described extensive criminal activity by the man. Arden resident Natalie said “it was about a 48-hour saga to get it handled” by neighbors last weekend. Her husband Chris said “the issue with this is the

landlord . . . The man he hired has been deported twice from the U.S.” and has a “44-page rap sheet.” A Larchmont Buzz article [<https://larchmontbuzz.com/larchmont-village-news/507-n-larchmont-blvd-squatter-arrested>] was referenced. Arden resident Mimi said “it was terrifying.” Mr. Uretsky indicated that multiple levels of City Council District 13 have been notified and provided with information about the situation. “There are patrols going at least twice a day past that building.” Shelby Jenkins said the owner “was spoken to yesterday . . . he said he would secure the building; he never did.”

III. CHAIRPERSON’S REPORT

A. GWNC Monthly Land Use Update.

Mr. Alpers indicated that there was no report.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of February 27, 2024 Minutes.

No corrections or amendments were made.

MOTION (by Ms. Usher, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee approves the Minutes.

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

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

The “New Cases Filed with Los Angeles City Planning . . . 03/10/2024 to 03/23/2024” were reviewed. It was noted that a Historic-Cultural Monument application was made for the Sword Apartments at 4467 W. Second St.

V. Old Business (Discussion and Possible Action).

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

Mr. Alpers and others met with CD13 Planning Deputy Ted Walker, who’ll arrange a meeting with the developer. No Motion was made or vote taken.

B. 800 S. Lorraine Blvd (Proposed ED1 project in WV-HPOZ): Update.

Mr. Alpers reported. The project was described. No Motion was made or vote taken.

C. 531 N. Larchmont Blvd Mr. Alpers reported that a Letter of Determination was issued.

Ms. Usher believed that the TOC justification “isn’t accurate.” No Motion was made or vote taken.

VI. New Business (Discussion and Possible Action).

None at this time.

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

None at this time.

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

None at this time.

IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION

(Discussion and Possible Action).

A. Status of Ordinance to incorporate provisions of Executive Directive 1 (ED1).

Mr. Alpers reported that no date had been set by the City Council Planning and Land Use Management Committee regarding the City's ED1 [Executive Directive 1]. Mr. Uretsky believed that the GWNC letter sent to the City "leaves Larchmont open to six-story buildings"; he recommended revising the language and resubmitting the letter. He read aloud his revisions, which were included in the below Motion. Resident John Holloway agreed with the revisions. Ms. Pena believed "Larchmont as we know it is going to be obliterated . . . and they all become boxes." Resident Cindy Chvatal reported that, according to the City, Larchmont "is no longer an "opportunity corridor." She noted that AB 2332 allows 45' and three stories in height. There was extensive discussion of City development plans.

MOTION (by Ms. Usher, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council (GWNC) Land Use Committee recommends to the full GWNC Board to modify the CIS previously presented to the Board (on 3/13/24) to add the following language to #4: "...and limit ED1 projects on NEIGHBORHOOD COMMERCIAL streets that abut, border, transect, or are adjacent to an R1 neighborhood to four stories."

MOTION PASSED by a hand vote with six in favor (Carroll, Cunningham, Gilman, Gresham, Prowizor-Lacayo and Usher; one opposed (Alpers); zero abstained.

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

A. Next GWNC Land Use Committee Meeting will be held on Tuesday, April 23 at 6:30 pm, via Zoom.

Mr. Alpers said the April meeting also will be online because Marlborough School will be unavailable; The May meeting will be in-person.

XI. ADJOURNMENT

Mr. Alpers declared and the Committee agreed to **ADJOURN** the Meeting at 8:15 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>.