



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, April 23, 2024
Approved May 28, 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 6:30 p.m.

B. Roll Call (Mark Alpers)

The Secretary called the roll. Six of the nine Committee Members were present online at the Roll Call: Mark Alpers (Secretary), Rory Cunningham, Brian Curran (Chair), Karen Gilman, Dick Herman and Jane Usher. Patricia Carroll and John Gresham arrived later. Daniela Prowizor-Lacayo 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 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 88 (eighty-eight) Stakeholders and guests.

The next Agenda Item addressed was Item #V. A.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Resident Conrad Starr noted the April 27th Memorial Park family-friendly birthday celebration; CD5 hosted.

III. CHAIRPERSON’S REPORT

A. GWNC Monthly Land Use Update.

There was no update.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of March 26, 2024 Minutes.

The following correction was requested: page three, Item #II: correct “. . . terrorizing neighbors at 515 N. Arden . . .” to “terrorizing neighbors at 515 N. Larchmont Blvd. and 515 N. Arden . . .”

MOTION (by Ms. Usher, seconded by Mr. Alpers): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its March 26, 2024 Meeting as corrected.

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 . . . (03/24/2024 to 04/07/2024)” were reviewed. It was agreed to Agendize the 460 S. La Brea Ave. project [“A CUB to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant with patio dining.”]; the 6721 W. Melrose Ave. project [“new 27-unit mixed-use building; DB-density bonus; VHCA-Vesting Housing Crisis Act; WDI-Waiver of Dedications and Improvements”]; and the 641 N. Western Ave (GWNC adjacent) [CUB to allow sale and dispensing of full line of alcohol for on-site consumption with restaurant]. Mr. Curran noted that 6721 W. Melrose is across from Hope Lutheran Church.

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

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

- A. 507 N. Larchmont Blvd: (Sean Tabibian) Demolition of existing structure and the construction of a new 7-story, mixed use, 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, with 845 sf. of ground floor Commercial Retail space. Filing Date: 12/14/23. Case no: ADM-2023-8207-DB-HCA-ED1. Zoning: [Q]C2-1VL; Council District 13.

Mr. Tabibian showed slides online and presented. He said “this is all subject to revision . . . The units are roughly 370, 350 square feet” with “a rooftop area . . . downstairs a retail space . . . affordable housing . . . \$1,700 [per month per unit] . . . Down the street . . . units are going for \$2,600 . . . [for] one bedroom” covenanted for “55 years.”

Committee Member Patti Carroll arrived around this time (6:40), making seven Committee Members present online (the Committee quorum was five).

Ms. Usher noted 12 or 13 “recreation rooms” that look as if they can be converted into “ADUs,” in addition to parking and other concerns. She said the GWNC “do[es] not

agree with the City” that there’s a “qualifying north-south [bus] line . . . within one-half mile of a major transit stop.” Mr. Tabibian “defer[red] to City Planning” about that. “We don’t know yet because we haven’t finished the design” what he and the other owners will do with the “recreation” rooms/spaces. “Will they be converted to ADU units? Maybe.” The project has “zero parking.”

Board Member Jane Usher stepped away this time (6:56), making six Committee Members present online (the Committee quorum was five).

“On the ground floor behind the retail space” would be 44 long-term residential bike racks and 56 long-term commercial bike racks. Resident Bruce Walker believed “it’s gonna be a mess” for parking.

Committee Member John Gresham arrived at this time (7:05), making seven Committee Members present online (the Committee quorum was five).

Many residents believed the project “mass” would be too big; the units wouldn’t be affordable; and that there wouldn’t be enough vehicle parking. Residents Meghan Agajanian and John Holloway believed the project would be too high. Resident Sam Uretsky said that “Larchmont was always intended to be small-scale” and that the project is “inappropriate” and “a threat to the neighborhood.” Resident “TC” believed that 30% of the project being undetermined is “laughable.” Resident Maggie Pena and other residents believed the current design is “not pretty.” No positive or supportive comments were made about the project. Several residents believed that Mr. Tabibian was threatening to build a homeless shelter there instead. Mr. Tabibian said the “cost of construction, it’s really, really high.”

Committee Member Jane Usher returned at this time (7:48), making eight Committee Members present online (this Committee quorum was five).

Mr. Tabibian said the real estate office next door, on the corner, was sold; he believed that it may be torn down. Mr. Tabibian will tell his architect that “everybody hates his work.” He “do[es] value the comments” and said “we can definitely scale this back if it makes financial sense.” No Motion was made or vote taken.

The next Agenda Item addressed was Item #II.

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

Mr. Alpers updated. Recently CD13 convened Hancock Park Block Captains; “there was zero compromise.” CD13 is trying to separately Permit the owner’s special events. The Hancock Park Homeowners Association will submit a conditions letter. No Motion was made or vote taken.

[The following five sub-section "C" paragraphs, ending with "into the public right of way," are copied from the Agenda.]

C. 800 S. La Brea Ave (All Season Brewing Co): 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 the Sycamore Square Neighborhood Association (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. However, pertaining to the full list of conditions, the following items are seemingly not being adhered to and may or may not deserve a review with the business ownership or management:

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 measurements taken, 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.

Next-door neighbor Dr. Ash reported that "they have changed their signs . . . They have an outside patio near their gate . . . They're still tagging, loitering . . . smoking . . . This has gone on since 2020, 2019 . . . We can still hear them from the house . . . Their cleaning crew just hoses everything onto the street; we have videos of them doing it . . . I'm putting up [my home] for sale . . . We could never use the back yard . . . The business is there until 1:00 [a.m.] . . . so loud." The owners "barely spoke with me . . . lies upon lies." Dr. Ash reported that there were multiple un-allowed private parties. He made Code Enforcement complaints, and contacted liquor license staff, the Police and his Congressman. Ms. Usher encouraged Dr. Ash to submit a timeline of his actions so that the GWNC could "ask for a Hearing to revoke their CUB." Liz Fuller, who lives a block away, said that "for years, the noise from that place has been insane . . . People on the other side of La Brea have said it's like a party in their back yard."

MOTION (by Ms. Gilman, seconded by Ms. Usher): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board write a letter to City

Council District Five and the owners of All-Season Brewing Co. at 800 S. La Brea Ave. regarding the concerns of neighbors and adjacent homeowners regarding violations of the conditions of their CUB and asking them to come into compliance and requesting them to attend a GWNC Land Use Committee meeting.

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

VI. New Business (Discussion and Possible Action).

A. None at this time.

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

[The following sub-section first paragraph is copied from the Agenda.]

A. 641 N. Western Ave (at Melrose): (Greater Wilshire adjacent) A CUB to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a restaurant operating from 10am-2am, daily. Filing date: 3/5/24. Case no: ZA-2024-1474-CUB. Zoning: C2-1; Council District 13.

It was agreed to invite a representative to present to the Committee.

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. None at this time.

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

A. Next GWNC Land Use Committee Meeting will be held on Tuesday, May 28 at 6:30 pm, via Zoom.

It was agreed that the Land Use Committee adopt a memorandum reiterating its opposition to the project at 507 N. Larchmont; thanking the applicant for attending its meeting, during which he said his project proposal is merely a concept; and acknowledging its appreciation to the 96 members of the community who attended the meeting to voice their unanimous opposition to the project as presented.

The memorandum was passed unanimously by a hand vote.

XI. ADJOURNMENT

MOTION to ADJOURN (by Mr. Cunningham).

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

The Meeting **ADJOURNED** at 8:58 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>.