



Greater Wilshire Neighborhood Council (“GWNC”)  
Land Use Committee Meeting Minutes, Tuesday, May 28, 2024  
Approved June 25, 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](http://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 6:33 p.m.

B. Roll Call (Mark Alpers)

Secretary Alpers called the roll. Eight of the nine Committee Members were present online at the Roll Call: Mark Alpers (Secretary), Rory Cunningham, Brian Curran (Chair), Karen Gilman, John Gresham, Dick Herman, Daniela Prowizor-Lacayo and Jane Usher. Patricia Carroll 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](http://www.GreaterWilshire.org). Also attended: approximately 34 Stakeholders and guests.

**II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**

Resident Bob Reeves, Ridgewood-Wilton Neighborhood Association President, reported regarding 250 N. Wilton, at the southeast corner with Beverly.

*Committee Member Patti Carroll arrived online at this time (6:35), making all nine Committee Members present online (the Committee quorum was five).*

Mr. Reeves reported that, years ago, “illegal demolition of a protected home . . . within one of the protected districts” was done; the lot’s been vacant ever since. In the last week, a large sign appeared there regarding a proposed six-story, 40 unit project. He was concerned that it’s “completely out-of-sync with anything in the neighborhood . . . south of Beverly . . . We may need to become active to preserve that portion of the neighborhood.” Mr. Cunningham

noted that “it also affects your neighbors to the east” in St. Andrews Square. Mr. Reeves said a historic preservation agency representative said an evaluation would be early in the development process. Ms. Usher said that “it’s a Tier Two property . . . it does require historic preservation review.”

### **III. CHAIRPERSON’S REPORT**

#### **A. GWNC Monthly Land Use Update.**

Mr. Curran indicated that there was no report.

### **IV. ADMINISTRATIVE ITEMS** (Discussion and Possible Action)

#### **A. Review and Adoption of April 23, 2024 Minutes.**

No corrections or amendments were made.

**MOTION** (by Mr. Alpers, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its April 23, 2024 Meeting as written.

**MOTION PASSED** by consent; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Prowizor-Lacayo).

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

There were no such items at this time.

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

*[The following sub-section first paragraphs are copied from the Agenda.]*

#### **A. 5901 Melrose Ave (The Pawn Shop Sports Bar & Restaurant):** (Diego Torres-Palma) Filing date: 8/22/23. A CUB to allow the on-site sale and consumption of a full-line of alcoholic beverages in conjunction with a 7,808 sq. ft. restaurant with limited live entertainment operating from 6am-2am, daily. Case no: ZA-2023-5732-CUB. Zoning: C4-1XL-SN; Council District 13. Hearing date: 6/6/24.

Mr. Alpers said that the City was requested to wait to vote until after the GWNC Board votes. Ms. Usher advised requesting the Zoning Administrator to “keep the record open.” Mr. Alpers reported that the Hancock Park HOA met with a CD13 representative, who said that the Owner would not make concessions. Hours of operation would be 6:00 a.m.-2:00 a.m. The GWNC will support the CUB if there’re conditions in the CUP, including annual meetings with local residents’ organizations regarding compliance. The project proposes 275 restaurant seats with only 14 nearby parking spaces available; Mr. Alpers reported that that concern already was documented to the City. Mr. Curran reported that Mr. Torres-Palma was invited to this meeting but “declined to attend.” Mr. Alpers noted there’re 200 opposition letters. Ms. Usher was concerned that opposition to the lack of parking has been “waived” by the City. Resident Sam Uretsky “hope[d] you’ll

integrate parking into the argument.” Ms. Usher suggested using the Committee’s Nov 28, 2023 Motion as a basis for this Meeting’s Motion. SoHo resident Sheri Gasche agreed that “hours are a big deal . . . will work to get more of our people involved.”

**MOTION** (by Ms. Gilman, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the project at 5901 Melrose Ave. described as The Pawn Shop Sports Bar and Restaurant, a CUB to allow the on-site sale and consumption of a full-line of alcoholic beverages in conjunction with a 7,808 sq. ft. restaurant with limited live entertainment operating from 6am-2am, daily, filing date: 8/22/23, Case no: ZA-2023-5732-CUB, Zoning: C4-1XL-SN, as presented to the Committee on November 28, 2023, because the applicant was unwilling to return to the Committee to address the concerns of the Committee regarding hours of operation, parking, the proximity of a pre-school and a church, security, public safety, traffic, historic preservation, live entertainment, noise and CEQA compliance.

**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. La Brea Ave (All Season Brewing Co.): (Brian Lenzo) Possible CUB violations that include music, sound, or noise heard beyond the property line; advertisement or signs promoting or indicating the availability of alcoholic beverages on the exterior of the premise; and the use of the premises for private parties. Additionally, by measurements taken, the outdoor area has extended into the public right of way.

Mr. Lenzo, of Lenzo’s TapHouse, stated that “after the last meeting, we took immediate actions” on concerns, which he listed, including “the outdoor patio by Dr. Ash’s house.” He promised, “if there are any signs, we’ll have those removed immediately.” He said “we don’t have private parties.” If a neighbor is spoken to inappropriately, “I want to hear about it . . . Reach out to me . . . We will address it immediately . . . It’s just not our character” to inappropriately speak. Mr. Curran thanked Mr. Lenzo “for responding so promptly” and taking action. Mr. Curran said “we will continue to monitor the situation.” Mr. Lenzo said “please feel free to reach out at any time.” No Motion was made or vote taken.

## **VI. New Business** (Discussion and Possible Action).

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

- A. Removal of ED 1 Projects from Early Notification System (ENS): As of January 2024, it appears that the Department of City Planning (DCP) has removed ED 1 projects from their Early Notification System and has deleted all documents regarding ED 1 projects from their public systems. The ENS was the only way the NCs, or the public, were made aware of these projects. Discuss and possible actions to confirm this lack of transparency,

including but not limited to a CIS and support for email blasts asking the Mayor and DCP to restore these cases and their document imaging files to the Early Notification Report.

Mr. Curran said the GWNC President “sent a number of letters . . . These are projects of great interest to the community.” Ms. Usher explained that in ZIMAS, “cases don’t just disappear”; the records are saved. Mr. Uretsky explained the change; “all the documents . . . are in a document imaging system . . . Between April 29th and May 6th all the links were broken . . . You cannot access them . . .” From February, no ED 1 projects are listed; the public is unable to provide input. He explained that DCP reasons for lack of listings are untrue and that “other [non-ED 1] projects may be hidden from our view as well.” DCP says the documents are available to view in person, but doesn’t say what’s available to view. Ms. Prowizor-Lacayo noted the possibility that no malice was involved; it may be “a mistake that turned into something else.” She recommended filing a PRA [Public Records Act] request regarding policy changes and memos regarding databases and links. Ms. Usher recommended that the City be requested to include the projects in the Early Notification Report. Mr. Uretsky noted that CD13 said they also wouldn’t know of projects because “they get the same information” as the Neighborhood Council. Resident Maggie Pena said “this is really shocking.” It was agreed to add to a draft Motion, in section three, the phrase “by the GWNC Board.”

**MOTION** (by Mr. Gresham, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee requests that the Greater Wilshire Neighborhood Council, in the interest of bringing transparency to the Department of City Planning, request:

(1) that Mayor Karen Bass instruct the Department of City Planning (DCP) that case files for ALL land use applications, including those with the prefix ADM or otherwise considered to be ministerial or by-right, submitted to DCP for approval be made available for public access and scrutiny in the DCP’s Document Imaging and Early Notification Systems, and that all case file information be available online (via the internet) for public scrutiny including (a) Initial Documents, (b) additional or revised documents and plans as they are submitted, Approved Documents and (c) any correspondence between The Department of City Planning and the applicant;

(2) that City Council Members Katy Yaroslavsky (CD5) and Hugo Soto-Martinez (CD13) work separately or jointly to introduce a motion before the City Council requiring the Department of City Planning to allow public access to and scrutiny of all Department of City Planning case files and that all case files include the information described in (1) above; and

(3) that this Motion, upon approval by the GWNC Board, be circulated to the 98 other Neighborhood Councils with the request that they make the same requests as in (1) above

and to Council Members as are appropriate to their Neighborhood Council areas as in (2) above.

**DISCUSSION:** Mr. Gresham wanted the press to note that this is an important citywide issue.

**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.

- B. City of LA Faith-Based Housing Ordinance: The City of LA may revise SB 4 in a way that allows 100% affordable housing in R-1 zoned sites and HPOZs.

Mr. Curran and Mr. Alpers explained this. A faith-based organization can do this if it owned the property prior to January 1, 2024. Ms. Usher said that “anyone and anything can claim to be a faith-based organization”; First Amendment rights are claimed. She warned that developers will claim to be faith-based orgs and that the DCP won’t oppose applicants who claim that. No CUP process would be required. Mr. Alpers said that the HPHOA wrote to CD5 and that the Council File number is CF 23-0172. It was agreed to draft a CIS [Community Impact Statement] for Board consideration. No Motion was made or vote taken.

- C. Revised Support/Opposition Letter Format.

Ms. Usher explained that Committee and Board position letters are not being timely sent. Mr. Uretsky described Stakeholders’ disappointment about it. Mr. Curran will work with GWNC Administrator Julia Christiansen on it. Mr. Alpers suggested that Motion-makers draft letters. No Motion was made or vote taken.

- D. Amendment to March Minutes: On March 26, 2024, during the General Public Comment portion of the agenda, concerns regarding possible CUB violations at 800 S. La Brea Ave. were introduced, but had not been included in the minutes that were approved, and so should be added to the record.

**MOTION** (by Ms. Usher, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee amends the March 26, 2024 Meeting Minutes [Item #II Motion] to include the following list of possible CUB violations that include music, sound, or noise heard beyond the property line; advertisement or signs promoting or indicating the availability of alcoholic beverages on the exterior of the premise; and the use of the premises for private parties. Additionally, by measurements taken, the outdoor area has extended into the public right of way.

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

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

*[The following sub-section first paragraphs are copied from the Agenda.]*

- A. 460 S. La Brea Ave (former La Brea Bakery location): (Steve Rawlings) Filing date: 3/26/24. A CUB to continue the sale and dispensing of a full-line of alcohol for on-site consumption in conjunction with a 4,465 sf restaurant (Leopardo) with 130 seats, and 459 sf patio with 26 seats, that includes the request for a deviation from the operating hours for a commercial corner development from 7am-12am, daily, as well as a variance to permit the 18 required parking spaces to be provided off-site through a lease in lieu of a recorded covenant. Case no: ZA-2024-1937-CUB. Zoning: C2-1; Council District 5.
  
- B. 6721 Melrose Ave (at Mansfield): (Olivia Joncich & Lainie Herrera) Filing date: 4/11/24. The demolition of the existing commercial building and the construction, use, and maintenance of a new 27,937 sf, 6-story, 27-unit residential building with 3-VLI units, over one subterranean and one at-grade level of parking, plus a roof deck with open space and amenities, and 519 sf of commercial and lobby space on the ground floor. Case no: CMs. Carroll-2024-2365-DB-WDI-VHCA. Zoning: C4-1XL; Council District 5. TOC: Tier 1.

Mr. Curran noted the above.

**VIII. PROJECTS COVERED BY OTHER BOARDS** (for Information Only)

Mr. Curran indicated that there were no such projects this month.

**IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION**

(Discussion and Possible Action)

- A. Senate Bill 9: On April 22, 2024, the LA Superior Court made a decision that invalidates SB 9 because the bill fails to address or require affordable housing.

Mr. Curran said that “this is going to be appealed . . . This ruling excluded charter cities” and LA is a charter city.

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

- A. Next GWNC Land Use Committee Meeting will be held on Tuesday, June 25 at 6:30 pm, via Zoom.

Mr. Curran noted the above. It was agreed to invite the developers of and agendize 250 N. Wilton and 105 St. Andrews Place. Ms. Carroll said 105 St. Andrews Place is a TOC project that recently was sold to a new owner. Mr. Curran said “those two will be on the Agenda.”

**XI. ADJOURNMENT**

Mr. Curran **ADJOURNED** the Meeting with no opposition at 8:50 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>.