



Greater Wilshire Neighborhood Council (“GWNC”)  
Land Use Committee Meeting Minutes, Tuesday, June 25, 2024  
Approved July 23, 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. Secretary Mark Alpers called the meeting to order at 6:32 p.m.

B. Roll Call (Mark Alpers)

The Secretary called the roll. Five of the nine Committee Members were present online at the Roll Call: Mark Alpers (Secretary), Karen Gilman, John Gresham, Daniela Prowizor-Lacayo and Jane Usher. Patricia Carroll arrived later. Rory Cunningham, Dick Herman and Brian Curran (Chair) 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](http://www.GreaterWilshire.org). Also attended: 15 Stakeholders and guests.

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

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

Resident Gary Gilbert, speaking as an individual, explained why he voted (as a GWNC Board Member) against the Committee’s May 28th pawn shop [5901 Melrose Ave., The Pawn Shop Sports Bar & Restaurant] project Motion, opposing the Committee. He said that the adjacent church’s “only concern [about the business] was parking.” He believed the Committee didn’t do its usual due diligence about the project. Resident Sam Uretsky noted the Committee’s “tolerance in [the business owner] not engaging” with the Committee. Ms. Prowizor-Lacayo believed that the Committee, as volunteers, did thorough due diligence about the project.

Mr. Uretsky filed a Public Records Act request regarding Department of City Planning (DCP) policy changes and memos regarding DCP databases and links. He said that “we uncovered 70 projects that the public knew nothing about” due to the projects not appearing on DCP’s Early Notification Reports [ENRs]; “ZIMAS links are still broken . . . You can’t manually enter a Case number . . . It’s a remarkably limited tool . . . This is obviously not being kept up in real time . . . This has a link to Microsoft software . . . I think that’s inappropriate.” Ms. Usher requested for the Committee to Agendize discussion and possible action regarding when DCP project links will be restored. Mr. Uretsky added that “line Planners apparently are not [informed about many] projects.” Ms. Usher recalled that Neighborhood Councils had [years ago] “demanded” the ENRs; she said there’s “no excuse” for DCP not providing project information. Ms. Prowizor-Lacayo noted the possibility that the links may’ve been broken unintentionally or without DCP realizing that breaking the links would reduce public information access.

### **III. CHAIRPERSON’S REPORT**

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

Mr. Curran was not present and there was no report.

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

#### A. Review and Adoption of May 28, 2024 Minutes.

No corrections or amendments were made.

**MOTION** (by Ms. Gilman, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its May 28, 2024 Meeting as written.

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

*[This Agenda Item was returned to after Item #VI. B.]*

**MOTION to RECONSIDER** (by Mr. Gresham, seconded by Ms. Prowizor-Lacayo): The Greater Wilshire Neighborhood Council will RECONSIDER [June 25, 2024] Item #IV. A.

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

It was agreed to delete from the May 28<sup>th</sup> Minutes, page two, Item #IV. A. the wording “/ corrected the with the following corrections.”

**MOTION** (by Mr. Gresham, seconded by Ms. Prowizor-Lacayo): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its May 28, 2024 Meeting as corrected.

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

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

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

Mr. Alpers: requested and it was agreed to defer the above.

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

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

A. 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 on land owned by faith-based organizations.

Mr. Alpers explained the above. Ms. Usher spoke with State Assemblymember Laura Friedman; Ms. Usher noted that, under the U.S. Constitution, claims of being a faith-based organization (FBO) cannot be challenged. Now, “anyone and everyone” can “claim to be a faith-based organization”; Ms. Usher is “opposing any attempt by the City of Los Angeles” to open this to FBOs.

**MOTION** (by Ms. Usher, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board of Directors support the “time of ownership” requirement in SB 4 that allows for 100% affordable housing projects by faith-based organizations on property owned by these organizations prior to January 1, 2024 and that the GWNC Board of Directors opposes the City Planning Department’s proposed elimination of this time of ownership requirement as part of the Planning Department’s Citywide Housing Incentive Program (CHIP) because the “time of ownership” restriction was a fundamental limitation that allowed SB 4 to be enacted and its elimination will allow faith-based organizations, new and old, and their partners to become housing speculators rather than centers for worship.

**DISCUSSION:** Mr. Uretsky supported the Motion.

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

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

- 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.

Project representative Peter Carrillo presented. “We have our own parking lot . . . across the alley . . . It’s the same landlord . . . We share the spots that are directly behind the building . . . We have the large parking lot . . . We don’t share the spots” in front of two nearby homes. He described restaurant operations. He said “at the moment, [there are] zero issues with parking . . . It is a full Type 47 restaurant.” Resident Cathy Roberts wanted the operating hours reduced. Ms. Carroll said “it’s a dining bar”; not separate from the restaurant. “We’re still figuring . . . out” what the exact hours of operation would be. He said “please, no” entertainment will be there; “our license does not allow for any entertainment . . . It’s a fully a la carte restaurant . . . We can see people’s homes . . . We’re not going to put big speakers out there.” Ms. Usher said “we always have to keep in mind the CUP or the CUB runs with the land.” Nearby resident Donny Adams’ “only concern . . . is the parking . . . A lot of the times . . . [valets] do take up the full block.” He noted neighbors’ support of the restaurant closing around 10:30 p.m.

**MOTION** (by Ms. Usher, seconded by Ms. Carroll): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the requested Conditional Use Permit for the project at 460 S. La Brea Ave., so long as the Permit is subject to the same conditions as set forth in the Conditional Use Permit of the previous operator.

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

- B. 250 N. Wilton Pl: There is no project proposed on this site yet, so this may be for info only.

Ms. Carroll, GWNC Administrator Julia Christiansen and Mr. Gresham updated about this. Ms. Christiansen said the site is “right outside” an HPOZ; she showed a slide of the area. No Motion was made or vote taken.

*[At this time, Agenda Item #IV. A. was re-addressed.]*

- C. Meeting Procedures:  
a) Items to include in letters of opposition or support

- b) Procedures to prepare GWNC position letters
- c) Agenda item request deadline
- d) Document submission deadline

Mr. Alpers explained the above; he requested and it was agreed to defer further consideration. Ms. Usher requested that “a template” be provided to Committee Members. No Motion was made or vote taken.

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

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

- A. 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: CPC-2024-2365-DB-WDI-VHCA. Zoning: C4-1XL; Council District 5. TOC: Tier 1.

Ms. Christiansen said the applicant will present “in July.”

**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. Interim Control Ordinance for 100% Affordable Housing: Councilmember Katy Yaroslavsky’s proposed ordinance will require that 100% affordable housing projects in HPOZs go through a discretionary review process.

**MOTION** (by Ms. Usher, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board of Directors support Council Member Yaroslavsky’s proposed Interim Control Ordinance that requires a discretionary review process for proposed affordable housing projects in Historic Preservation Overlay Zones (HPOZs). It is further recommended that affordable housing projects in HPOZs be consistent with the goals, policies, objectives and other applicable requirements of the Historic Preservation Plan in which an affordable housing project is located.

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

- B. Statewide Preservation: The LA Conservancy signed onto a letter in Opposition to Proposed Assembly Bill 2580, alongside the California Preservation Foundation and other

preservation groups statewide. They argue that the proposed legislation incorrectly frames historic preservation as a constraint and impediment to housing development.

Mr. Alpers explained this. Ms. Christiansen showed a slide of the Bill. There was discussion of whether the Committee and the GWNC can advocate directly to the State regarding State legislation. Resident Liz Fuller read from the DONE [L.A. Dept. of Neighborhood Empowerment; 213-978-1551; [www.EmpowerLA.org](http://www.EmpowerLA.org)] website, which indicated that Neighborhood Councils can request that the City Council take a position on State legislation.

**MOTION** (by Ms. Usher, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board of Directors express its opposition to AB 2580 which, without facts, unduly targets historic preservation as an impediment to the creation of affordable housing, to the Mayor and the Members of the City Council of the City of Los Angeles. It is further recommended that the GWNC Board of Directors encourage Stakeholders within the GWNC to voice their opposition to AB 2580 to their State representatives, particularly those representatives who represent Greater Wilshire.

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

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

A. Next GWNC Land Use Committee Meeting will be held on Tuesday, July 23 at 6:30 pm at the Marlborough School (Room C115), 250 S. Rossmore Ave, Los Angeles, CA 90004.

Mr. Alpers noted the above and that the meeting will be in-person.

**XI. ADJOURNMENT**

Mr. Alpers declared and the Committee agreed to **ADJOURN** the Meeting at 8:29 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>.