

**Greater Wilshire Neighborhood Council
Governing Board Members**

President - Conrad Starr
Vice President - Charles D'Atri
Secretary - Jennifer DeVore
Treasurer - Patricia Carroll

Area 1 - Brookside: Owen Smith
Area 2 - Citrus Square: Jeffrey Carpenter
Area 3 - Country Club Heights: Selene Betancourt
Area 4 - Fremont Place: Anne Rudnick
Area 5 - Hancock Park: Jennifer DeVore
Area 6 - La Brea-Hancock: Sixto Sicilia
Area 7 - Larchmont Village: Charles D'Atri
Area 8 - Melrose: Jesseca Harvey
Area 9 - Oakwood/Maplewood/St. Andrews: Rochelle Lewis
Area 10 - Ridgewood-Wilton/St. Andrews Square: Patricia Carroll
Area 11 - Sycamore Square: Conrad Starr
Area 12 - Western-Wilton: Andy Galan
Area 13 - Wilshire Park: John Gresham
Area 14 - Windsor Square: Gary Gilbert
Area 15 - Windsor Village: Julie Kim
At Large: Cindy Chvatal-Keane
Renter: MJ Anderson
Business: Romi Cortier
Education: Scott Appel
Religion: Benny Rosenberg (Suspended)
Other Nonprofit: Brian Curran

**CITY OF LOS ANGELES
CALIFORNIA**



**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

**Land Use Committee Meeting Agenda
Tuesday, November 26, 2024 at 6:30 pm
ZOOM LINK:**

<https://us02web.zoom.us/j/91527869326>

Or call Toll Free: 833 548 0282

Webinar ID: 915 2786 9326

Supporting documents available at:

www.greaterwilshire.org/LUCdocs/

GWNC Land Use Committee:

Chair – Brian Curran - Area 14
Secretary - Mark Alpers - Area 5
Patricia Carroll - Area 10
Rory Cunningham - Area 10
Karen Gilman - Area 7
John Gresham - Area 13
Dick Herman - Area 10
Daniela Prowizor-Lacayo - Area 1
Jane Usher - Area 14

Direct Committee Inquiries to:

(323) 539-GWNC (4962)
landuse@greaterwilshire.org

일시 광역주민의회
토지사용 위원회
정기회의 의제

*Concejo Vecinal de Greater
Wilshire - Comité sobre uso del
suelo - Agenda de reunión
ordinaria*

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.

The Neighborhood Council system enables civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an elected advisory body to the City of Los Angeles, made up of volunteer stakeholders who are devoted to the mission of improving our communities and bringing government closer to us.

- I. WELCOMING REMARKS 환영 연설 Comentarios de bienvenida**
 - A. Call to Order (Brian Curran)
 - B. Roll Call (Mark Alpers)

- II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS 의제 비포함 안건에 대한 일반
공중 언급 Comentario público general sobre temas no incluidos en la agenda**
(Time may be limited to 2 minutes per speaker at the discretion of the chairperson)

- III. CHAIRPERSON'S REPORT**
 - A. GWNC Monthly Land Use Update

- IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)**
 - A. Review and Adoption of October 22, 2024 Minutes
 - B. Review of Early Planning Report for possible future action items

V. **OLD BUSINESS** (Discussion and Possible Action)

- A. **531 N. Larchmont Blvd:** (Atabak Youssefzadeh) Construction, use, and maintenance of a 67 unit, 6-story, mixed use - 100% affordable housing project with no parking. Case No: PAR-2024-6447-VHCA-RED1. Zoning: [Q]C2-1VL. Area 7: Larchmont; CD 13.
- B. **200 S. Orange Dr:** Filing date: 10/07/24. CUP for an existing synagogue located in an R2-1 zone. Case no: ZA-2024-6488-CU2. Area 2: Citrus Square; CD 5.

VI. **NEW BUSINESS** (Discussion and Possible Action) [Note: Items in italics below were unconfirmed at publication and may be postponed until a later date.]

- A. **5200 Wilshire / 788 S. La Brea Ave.** (“The Night We Met”): (Nick Leathers) Filing date: 8/06/24. Plan Approval to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 3,434 sf restaurant with cocktail lounge. Case no: CPC-2008-9909-GPA-CUB-HD-BL-SPR-ZAD-CDO-PA3. Zoning: [Q]C4-2D-CDO. Area 11: Sycamore Square; CD 5.
- B. ***Metro Joint Development Project at Wilshire/Crenshaw staging area:*** (John Welborne) The [Metro Joint Development \(JD\) Program](#) is the real estate development program through which Metro collaborates with developers and community stakeholders to build transit-oriented developments on Metro-owned properties typically left over from construction on transit projects.

C. **December Meeting Date**

VII. **REQUESTS FOR FUTURE AGENDA ITEMS** (Discussion Only)

A. **ED 1 Projects (2024):**

1. **925 S. Manhattan Pl.** (and San Marino): (Randy Itaya) Filing date: 10/23/24. Demo of an existing duplex and construction of new 7-story, 60 unit, 100% affordable apt. bldg. Case no: ADM-2024-6862-DB-VHCA-RED1. Zoning: R4-1. Area 3: Country Club Heights; CD 5. Status: Pending. (Originally a TOC project - Case no: DIR-2020-4590-TOC-HCA)
2. **827 N. McCadden Pl.** (and Willoughby): (Jordan Beroukhim) Filing date: 8/23/24. Demo of an existing SFD and duplex with detached unit and garage, and the construction, use, and maintenance of a new 5-story, 50-unit, 21,733 sf, 100% affordable apt. bldg. Case no: ADM-2024-5408-DB-VHCA-ED1. Zoning: RD1.5-1XL. Area 8: Melrose; CD 13. Status: Pending.
3. **920 S. La Brea Ave.** (and Olympic): (Jordan Beroukhim) Filing date: 7/16/24. Demo of an auto body shop and construction of a 9-story, 33,034 sf, 79-unit, 100%

affordable apt. bldg. Case no: ADM-2024-4488-DB-VHCA-ED1. Zoning: C2-1.
Area 11: Sycamore Square; CD 5. Status: Pending.

4. **708 S. Gramercy Dr. (and 7th):** (Janet Nass) Filing date: 2/21/24. Demo of 2 SFDs on 2 lots and construction of a 7-story, 71,931 sf, 101-unit, 100% affordable apt. bldg. Case no: ADM-2024-1212-DB-HCA-ED1. Zoning: R4-1. Area 3: Country Club Heights; CD 5. Status: Approved. (Originally a TOC project - Case no: DIR-2023-1175-TOC-VHCA)

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 is TBD.

XI. ADJOURNMENT

VIRTUAL MEETING TELECONFERENCING INSTRUCTIONS / PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – Every person wishing to address the Board/Committee should dial **(669) 900-6833** or **(877) 853-5257** and enter **915 2786 9326**, then press # to join the meeting. To address the Board on any agenda item before the Board takes action on that item, the public is requested, when prompted by the chairperson, to dial *9 (if connecting by phone) or press the “raise hand” button (if using the Zoom app). Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda but which are within the Board’s jurisdiction will be heard during the General Public Comment period. The Board is prevented from acting on a matter brought to its attention during the General Public Comment period; however, it may become the subject of a future Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the chairperson.

가상 회의 원격 회의 지침 / 주민의회 회의에서 대중의 의견 제시: 이사회/위원회에서 연설을 원하는 모든 사람은 (669) 900-6833 또는 (877) 853-5257로 전화하여 915 2786 9326를 입력한 다음 #을 눌러 회의에 참여해야 합니다.

의장이 지시할 때 대중은 *9(전화로 연결하는 경우)를 누르거나 "손들기" 버튼(Zoom 앱을 사용하는 경우)을 눌러 위원회에서 의제에 대해 연설하도록 요청받습니다. 위원회가 항목에 대한 조치를 취하기 전에 항목. 의제 항목에 대한 공개 의견은 해당 항목이 고려될 때만 청취됩니다. 의제에 나타나지 않고 이사회 관할권에 속하는 기타 문제에 대한 공개 의견은 일반 공개 의견 수렴 기간 동안 청취됩니다. 위원회는 일반 대중 논평 기간 동안 귀하가 위원회에 전달한 문제에 대해 조치를 취할 수 없습니다. 그러나 이는 향후 이사회 회의의 주제가 될 수 있습니다. 공개 의견은 의장이 조정하지 않는 한 발언자당 2분으로 제한됩니다.

INSTRUCCIONES PARA LA TELECONFERENCIA DE REUNIÓN VIRTUAL / COMENTARIOS DEL PÚBLICO EN LAS REUNIONES DEL CONSEJO VECINDARIO - Toda persona que desee dirigirse a la Junta/Comité debe marcar **(669) 900-6833** o **(877) 853-5257** e ingresar al **915 2786 9326**, luego presionar # para unirse a la reunión. El GWNC hará esfuerzos razonables para acomodar a cualquier miembro del público que solicite una adaptación para participar en la reunión, proporcionando una ubicación física de acceso público para que el miembro del público pueda participar; brindando acceso a la tecnología necesaria para participar en la reunión. , o identificar ubicaciones o recursos disponibles que podrían brindar al público la oportunidad de participar en la reunión. Se solicita al público que marque *9 (si se conecta por teléfono) o presione el botón "levantar la mano" (si usa la aplicación Zoom), cuando se lo solicite el presidente, para dirigirse a la Junta sobre cualquier agenda. antes de que la Junta tome acción sobre un tema.

Public comment cannot be required to be submitted in advance of the meeting. Only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, or if

members of the public are unable to provide public comment or be heard due to issues within the Greater Wilshire Neighborhood Council's control, the meeting must be recessed or adjourned.

TRANSLATION SERVICE – If you need translation service, please contact the GWNC Secretary at (323) 539-4962 or info@greaterwilshire.org at least 72 hours before the event.

번역 서비스 - 번역 서비스를 요청하려면 행사 개최 72시간 이전까지 주민의회에 알려주시기 바랍니다. 이사회 사무국 연락처 (323) 539-4962 또는 info@greaterwilshire.org 에 접촉하시기 바랍니다.

SERVICIOS DE TRADUCCIÓN – Si requiere servicios de traducción, favor de avisar al concejo vecinal 72 horas antes del evento. Por favor contacte al secretario de la mesa, al (323) 539-4962 o info@greaterwilshire.org.

SB 411 UPDATES – The GWNC shall make reasonable efforts to accommodate any member of the public that requests an accommodation to participate in the meeting, by providing a publicly accessible physical location for the member of the public to participate from, providing access to technology necessary to participate in the meeting, or identifying locations or resources available that could provide the member of the public with an opportunity to participate in the meeting. In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1. (C) The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. (D) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate. (E) (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (D), to provide public comment until that timed public comment period has elapsed. (ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public Comment. (iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

THE AMERICANS WITH DISABILITIES ACT – As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 72 hours prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment by email: NCSupport@lacity.org or phone: (213) 978-1551.

PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website at <http://www.greaterwilshire.org> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact info@greaterwilshire.org or (323) 539-4962.

RECONSIDERATION AND GRIEVANCE PROCESS – For information on the GWNC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the GWNC Bylaws. The bylaws are available at our Board meetings and on our website at <http://www.greaterwilshire.org>.

NOTICE TO PAID REPRESENTATIVES - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

PUBLIC POSTING OF AGENDAS GWNC agendas are posted for public review in the following locations:

- Our website <http://www.greaterwilshire.org>
- Display case at the Wilshire Ebell Theater 4401 W. 8th Street, Los Angeles, CA 90005
- Via e-mail - subscribe at www.greaterwilshire.org/list
- By subscribing to L.A. City's Early Notification System at <https://lacity.gov/government/subscribe-agendas/neighborhood-councils>