



Greater Wilshire Neighborhood Council (“GWNC”)  
Land Use Committee Meeting Minutes, Tuesday, October 22, 2024  
Approved November 26, 2024

Document copies were available at [www.greaterwilshire.org/LUCdocs](http://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 at Marlborough School, Room C115, 250 S. Rossmore Ave., Los Angeles, CA 90004. Chair Brian Curran called the meeting to order at 6:33 p.m.

B. Roll Call (Mark Alpers).

The Secretary called the roll. Seven of the nine Committee Members were present at the Roll Call: Rory Cunningham, Brian Curran (Chair), Karen Gilman, John Gresham, Dick Herman, Daniela Prowizor-Lacayo and Jane Usher. Patricia Carroll arrived later. Mark Alpers (Secretary) 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](http://www.GreaterWilshire.org). Also attended: 16 Stakeholders and guests.

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

Ms. Usher reported that the Pawn Shop Restaurant [5901 Melrose Ave., The Pawn Shop Sports Bar & Restaurant] Letter of Determination was issued by the City; she said “it’s a very positive decision for the neighborhood.” She described the Letter’s conditions; it has “lots of controls on the kinds of events.” She discouraged appealing the decision. Ms. Prowizor-Lacayo encouraged completing the Metro online survey regarding them building housing on their property on the southwest corner of Crenshaw and Wilshire [see [Metro.net/jd](http://Metro.net/jd)].

*Committee Member Patti Carroll arrived online at this time (6:36), making eight Committee Members present online (the Committee quorum was five).*

Ms. Usher encouraged to write in the survey to “honor the Park Mile Specific Plan.” Mr. Gresham said the survey closes December 18<sup>th</sup> and that Metro “must go to the Park Mile Design Review Board,” not the other way around. He encouraged asking for enough parking to be provided.

**III. CHAIRPERSON’S REPORT**

A. GWNC Monthly Land Use Update.

Mr. Curran indicated that he had no report.

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

A. Review and adoption of September 24, 2024 Minutes.

The following amendment was requested: page one, Item #II: amend “There’ll be a City Hearing October 17th” to “There’ll be a City Hearing October 17th on the proposed HCM designation.”

**MOTION** (by Ms. Prowizor-Lacayo, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its September 24, 2024 Meeting as amended.

**MOTION PASSED** by a hand vote with seven in favor; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Gresham).

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

“New Cases Filed with Los Angeles City Planning . . . Early Planning Report Summaries for GWNC Area” were reviewed. It was agreed to Agendize inviting representatives of the 5225 Wilshire Blvd. project -- a Hearing is scheduled for November 7<sup>th</sup>; and 200 S. Orange Dr. projects to present to the Committee.

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

A. None at this time.

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

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

A. Clinton Manor Apts. HCM Nomination (Melissa Butts).

Residents Ms. Butts and Nicole Smith presented. Ms. Butts described a coalition formed “to protect the future of this historic property” and the project. They’ve received letters of support and residents testified at a Hearing. The Apartments, built in 1939-1940, are in the Greater Wilshire Community Plan area. Ms. Smith described the property. SurveyLA identified the Apartments in 2015 as eligible for landmark designation. She described the Apartments’ history and how it qualifies for landmark designation. Ms. Butts described the apartments’ architectural significance and uniqueness. Ms. Smith said the Apartments are rent-controlled and have many long-term tenants. In 2022, a private owner sold the property to “an investment group.” Mr. Cunningham and Ms. Prowizor-Lacayo explained the Mills Act [see [http://ohp.parks.ca.gov/?page\\_id=21412](http://ohp.parks.ca.gov/?page_id=21412)].

**MOTION** (by Mr. Cunningham, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee [INSERT MOTION WORDING HERE \_]

**MOTION PASSED** unanimously by a hand vote with all eight in favor; zero opposed; zero abstained.

B. Updated ED 1 Implementation Guidelines to Expedite 100% Affordable Development and Temporary Shelters: The latest revisions, dated Sept, 25, 2024, adds new eligibility

criteria to project review procedures, including additional protections for existing residential tenants, protection of historic resources, environmental safeguards for very high fire hazard severity zones and projects in industrial areas, enhanced project design standards, and limitations on Density Bonus off-menu incentives and/or waiver of development standards.

Mr. Curran, Ms. Gilman and Ms. Usher explained the issue. Ms. Usher urged commenting, especially in person. No Motion was made or vote taken.

#### C. November - December Meeting Dates.

It was agreed to next meet virtually on Tuesday, November 26<sup>th</sup>. No Motion was made or vote taken. There may not be a meeting in December.

### **VII. REQUESTS FOR FUTURE AGENDA ITEMS** (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; CD13.

GWNC Administrator Julia Christiansen reported that a new architect will present at the November meeting. Resident Sam Uretsky described difficulty obtaining project information. Ms. Usher described a third-party private data-scraping company that provides project data. Mr. Uretsky described project changes, saying “he threw out his agreement with the community.” He didn’t like the architectural design, which he described. Slides were shown of floor plans and more. It was described that parking Permits “could generate up to 201 parking Permits and 134 visitor Permits . . . more Permits than exist on Lucerne right now . . . Neighborhoods have been fighting for the last year to get new parking regulations.” Possible noise and traffic nuisances were described. There was very extensive discussion of what can be done.

- B. 5200 Wilshire / 788 S. La Brea Ave. (“The Night We Met”): (Nick Leathers) Filing Date: 8/6/24. 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.

It was agreed to re-agendize the above Item.

#### C. ED 1 Projects (2024):

1. 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.

***[MA/BC CLARIFY: SOMETHING ABOUT “no replies” WAS QUICKLY SAID \_]***

2. 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.

***[MA/BC CLARIFY: SOMETHING ABOUT “no replies” WAS QUICKLY SAID \_]***

3. 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: Pending. (Originally a TOC project - Case no: DIR-2023-1175-TOC-VHCA).

***[MA/BC CLARIFY: SOMETHING ABOUT “no replies” WAS QUICKLY SAID \_]***

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

A. None at this time

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

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, November 26 at 6:30 pm via Zoom.

There were no comments or announcements.

#### **XI. ADJOURNMENT**

Mr. Curran **ADJOURNED** the Meeting with no opposition at 8:24 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>.*