



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, July 23, 2024
Approved August 27, 2024

Document copies were available at 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. Secretary Mark Alpers called the meeting to order at 6:38 p.m.

B. Roll Call (Mark Alpers)

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

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Long-time resident Sam Uretsky reported that, regarding 300 N. Plymouth, he found an ad for an event there next Saturday; they’ve done a few “test” events attended by 20-30 people. He and others met with Danny Chavez [a new Olympic Division Senior Lead Officer; office 213-382-9102; cell/text phone 213-793-0649 (the same as retired Officer Joe Pelayo); 36304@LAPD.Online; he replaced Officer Pelayo.] Mr. Uretsky relayed that Officer Chavez twice attempted to talk in person with them to tell them not to do it. Officer Chavez is prepared to cite them; a fee schedule and pre-done Citation are ready. As long as neighbors call and register complaints and get incident numbers, he can cite them. The fines have increased into thousands per Citation. After a certain number of Citations, the City will consider filing a criminal instead of civil case. No occupant answered the door when Officer Chavez arrived. A neighbor gave Officer Chavez the property manager’s phone number. Officer Chavez sat outside the location and called; Mr. Uretsky did not know the outcome of that phone call.

Mr. Uretsky also reported that, regarding 5750 Melrose at Lucerne, last year they were prevented from operating from 6:00 a.m.-2:00 a.m. The property is for lease again. Two Permits were issued on the day they would have expired. The previous Letter of Determination was issued on 7/16/21 and would have expired in 2024. Currently, the property is being “shopped” at \$28 per square foot. Mr. Uretsky said “they were looking to

repurpose the parking lot.” Regarding 507 N. Larchmont Blvd. project, he said that the applicant hasn’t yet filed a new application. A letter was sent April 26th by Owner/Applicant Jordan Beroukhim to City Planner Ricardo Vasquez saying that “we’re considering scaling down the project”; Mr. Vasquez had replied that the applicant cannot keep the same Case File number. The applicant indicated April 30th that they will re-file the application. Mr. Uretsky expects that the project will return in the Fall under new City guidelines.

Resident Conrad Starr reported that the Metro K Line extension project comments deadline was extended to September 5th; the GWNC already opposed it. Three alignments are being considered, two that bypass Greater Wilshire, and the La Brea alignment. He described possible alignments and traffic impacts.

III. CHAIRPERSON’S REPORT

A. GWNC Monthly Land Use Update.

Mr. Alpers indicated that there was no update.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of June 25, 2024 Minutes.

No corrections or amendments were made.

MOTION (by Ms. Usher, seconded by Ms. Prowizor-Lacayo): The Greater Wilshire Neighborhood Council Land Use Committee approves the June 25, 2024 Minutes.

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

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

“New Cases Filed with Los Angeles City Planning . . . 06/02/2024 to 06/15/2024” and “06/30/2024 to 07/13/2024” were reviewed. It was agreed to invite a representative of the 806 S Manhattan Pl., TOC review for new 33-unit residential building project, to present to the Committee. GWNC Administrator Julia Christiansen reported that the project is under City review; she’ll ask them to present to the Committee. It was noted that the 244 N. Rossmore Ave., hedge construction project is in an HPOZ.

V. Old Business (Discussion and Possible Action).

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

A. Removal of ED 1 Projects from Early Notification Report (ENR): (Sam Uretsky)

Presentation of the information received from a Public Records Act request regarding this issue.

Mr. Uretsky presented and reviewed issue history. He had identified, from the PRA emails provided to him, approximately 20 City staff who emailed each other about removing ED 1 land use project links from the City’s ENR. Ms. Usher added that the City, in the emails, apparently mentioned a “public facing” website. Mr. Uretsky showed a slide of and explained a “Case Visibility Grid” he created. He believed that the City’s “ministerial” concept is being misapplied by them. He noted that most of the emails are from City Planning with the City IT Department responding to them, and appear to

indicate “an organized takedown of public information.” There was extensive discussion of the issue and what can or should be done. Many Greater Wilshire residents sent letters to the City about this. Some people believe the removals are part of a Planning Department effort to densify the City. No Motion was made or vote taken.

VI. New Business (Discussion and Possible Action).

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

- A. Revisions to ED 1: Overview and discussion of the most recent revisions signed by Mayor Bass on July 1st. These revisions include (1) exemption of R-1, HPOZs and other historic areas, (2) ADU conversion only if covenanted as affordable, and (3) limits on waivers.

There was discussion of the above.

B. Meeting Procedures:

- a) Items to include in letters of opposition or support

Mr. Alpers said the letters will be more specific and impactful. There was discussion of the role and limits of GWNC work.

- b) Procedures to prepare GWNC position letters

See above Item #VI. B. a).

- c) Agenda item request deadline

See above Item #VI. B. a).

- d) Document submission deadline

See above Item #VI. B. a).

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.

Mr. Alpers said the developer will present at next month’s meeting.

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. Revisions to Proposed CHIPs Ordinance: The Planning Department has revised its proposed Citywide Housing Incentive Program (CHIP) to scale back, significantly, any expansion of faith-based org. (FBO) affordable housing projects, to reflect revisions to the Density Bonus Law, and to revitalize the TOC program. A virtual program presentation and live Q&A will take place on Thurs, July 25 from 5-6:30 pm, followed by a public hearing from 6:30-8 pm (Zoom link: <https://planning-lacity-org.zoom.us/j/81102298373>).

Mr. Alpers reviewed the issue. There was discussion of the Ordinance and revisions. Ms. Prowizor-Lacayo read aloud what the City defines as a “Faith-Based Organization Project.”

B. Proposed Citywide Landscape and Site Design Ordinance: City Planning is proposing a Landscape and Site Design Ordinance that recalibrates the current Landscape Ordinance Point-Based System to better link site design, climate resilience, livability, and strategies for community well-being in new, ground-up development projects. There will be a virtual information session held on Wed, July 31 from 6:30-7 pm, followed by a public hearing from 7-8:30 pm (Zoom link: <https://planning-lacity-org.zoom.us/s/85877359335>).

Mr. Cunningham reviewed the above.

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

Ms. Carroll announced that Cindy Chvatal will be honored on August 23rd at the YMCA, and that Mr. Cunningham was nominated for an Emmy award. Mr. Starr reminded that the GWNC will have a booth at National Night Out on August 6th from 6:30-8:00 p.m. at Poinsettia Park.

A. Next GWNC Land Use Committee Meeting will be held on Tuesday, August 27 at 6:30 pm via Zoom.

Mr. Alpers noted the above.

XI. ADJOURNMENT

Mr. Alpers declared and the Committee agreed to **ADJOURN** the Meeting at 8:48 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>.