



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, August 27, 2024
Approved September 24, 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 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 6:39 p.m.

B. Roll Call (Mark Alpers)

Mr. Alpers called the roll. Six 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. Patricia Carroll arrived later. Daniela Prowizor-Lacayo and Jane Usher 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: approximately 17 Stakeholders and guests.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Sue McCullough wanted to know the GWNC position on proposed rail alignments. Mr. Alpers reported that the Transportation Committee recommended to “integrate” rail station proposals at Wilshire and 6th St. and that the Board didn’t take any position on the alignment.

Committee Member Patti Carroll arrived online at this time (6:44), making seven Committee Members present online (the Committee quorum was five).

Mr. Gresham described an alignment and noted that public comment still can be submitted. Resident Liz Fuller described the three proposed alignments. It was reported that 507 N. Larchmont problems continue; an “intruder” was sought by the Police and the owner declined to further secure the property.

III. CHAIRPERSON’S REPORT

- A. GWNC Monthly Land Use Update.
Mr. Curran thanked Mr. Alpers for filling in for him.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

- A. Review and Adoption of July 23, 2024 Minutes.

No corrections or amendments were made.

MOTION (by Mr. Alpers, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee adopts the Minutes of its July 23, 2024 Meeting.

MOTION PASSED with five in favor; zero opposed; two abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Gresham and Herman).

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

The “New Cases Filed with Los Angeles City Planning . . . (07/28/24 to 08/10/2024)” were reviewed. The 5200 W. Wilshire Blvd. project [“A Plan Approval to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 3,343 sq. ft. restaurant in accordance to condition #6 of CPC-2008-9909-GPA-CUB-HD-BL-SPR-ZAD-CDO-PA2”] may be Agendized to be presented at the Committee’s next meeting.

V. Old Business (Discussion and Possible Action).

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

- A. 652 S. Orange Dr: (Erik Yesayan) Filing date: 5/30/24. Hearing date: 8/27/24. An appeal of the LADBS’s action (DBS-240026-DCP) of issuing corrections under supplemental permits which require that the proposed project comply with current code requirements in order to allow construction of a single-family dwelling with detached garage. Main permit applications were submitted on Oct 7, 2016 and issued on Oct 16, 2017. Construction began in Oct 2017 and ceased in Oct 2019 when permits expired. Case no: DIR-2024-3452-BSA. Zoning: R1R3-RG. Area 6: La Brea-Hancock; CD 5.

Mr. Curran said that the Committee already opposed this. Mr. Alpers reported that an appeal was denied this day; the owner is “reevaluating their options.” No Motion was made or vote taken.

VI. New Business (Discussion and Possible Action).

- A. 6721 Melrose Ave (and Mansfield): (Elisa Paster) Filing date: 4/11/24. Demo 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; TOC Tier 1. Area 8: Melrose; CD 5.

Attorney Ms. Paster, “a registered lobbyist,” presented about the 6721-6727 Melrose Ave. project and showed slides regarding State housing. Architect Patrick Tighe also presented, and showed slides of “an elegant, high-end bldg. . . . 32 units (the original application was for 27 units), four of which are affordable . . . 23 parking spaces within the bldg. . . . the ground level is open and transparent . . . retail wraps around the corner . . . along Mansfield . . . there’s two levels of parking”: at grade and subterranean. There’s landscaping “at each level.” Massing on the alley side, across from neighbors, is “stepped back.” He said “the building is highly sustainable.” Ms. Paster said they’re requesting “an off-menu density bonus” and “incentives” and “waivers.” Mr. Cunningham encouraged less bright exterior color than white along the streets. Mr. Gresham encouraged including more affordable units and larger trees. Resident Jesseca Harvey, “speaking as a member of the public,” asked the Committee to oppose the project, for reasons she elaborated.

MOTION (by Mr. Curran, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the project located at 6721 Melrose Ave. for the demolition of the existing commercial building and the construction, use, and maintenance of a new 29,313 square-foot, six-story, 32-unit residential building with four VLI units, as presented on August 27, 2024.

DISCUSSION: Mr. Cunningham explained that he supports this project because he believes that it’s “an appropriate-scaled building for a commercial corridor that is close to transportation,” the kind of project which United Neighbors supports. Mr. Curran pointed out that the project has parking, unlike “an ED1 project.”

MOTION PASSED by a roll call vote of the seven eligible voters present with six in favor (“Yes” or “Aye”) (Alpers, Carroll, Cunningham, Curran, Gilman and Herman); one opposed (“No” or “Nay”) (Gresham); zero abstained.

- B. 6803 Melrose Ave (and Mansfield): (Rhavin McSweeney) Annual license renewal for Off the Charts Cannabis Dispensary. Zoning: C4-1XL. Area 8: Melrose; CD 5.

Ms. McSweeney was not present. No Motion was made or vote taken.

- C. 654 N Manhattan Pl (and Melrose): (Virgil Grant, III) Licensing of Western Caregivers Inc. DBA California Cannabis WC. Zoning: C2-1. Area 9: Oakwood/Maplewood/St. Andrews; CD 13.

1. Background: In an email dated August 25, 2024, which was received subsequent to the posting of the original 8/27/24 Committee Agenda, the Applicant requested to appear before the GWNC. The Cannabis Regulation Commission (CRC) Public Hearing Date & Time for this case is September 19, 2024 at 2 p.m., prior to the next regular meeting of of the Committee.

Owner Mr. Grant presented. He’s been licensed in this area since 2005 and said he wrote Measure M, including the part “to include Neighborhood Councils in this

process,” and the Social Equity Program. He said he’s “a legacy operator” of three City facilities who’s “been in the business for 30 years” and “I like to be present.” He’s been at 654 N. Manhattan Pl. for nine years. He’s “been trying to close down” unlicensed operators. He said he’s “community-based . . . very involved in the community.”

2. Motion (requires $\frac{2}{3}$ vote of Committee (6 members), or if less than $\frac{2}{3}$ of the committee are present, requires unanimous Vote of Committee Members present): The Land Use Committee will take up the matter of the license for 654 N Manhattan Pl/Western Caregivers Inc. DBA California Cannabis WC under the provision for Subsequent Need as defined in the Ralph M. Brown Act, Sec. 54954.2(b)(2).

MOTION (by Mr. Curran, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee will take up the matter of the license for 654 N Manhattan Pl/Western Caregivers Inc. DBA California Cannabis WC under the provision for Subsequent Need as defined in the Ralph M. Brown Act, Sec. 54954.2(b)(2)..

MOTION PASSED unanimously by a roll call vote of the seven eligible voters present with all seven in favor (“Yes” or “Aye”) (Alpers, Carroll, Cunningham, Curran, Gilman, Gresham and Herman); zero opposed; zero abstained.

3. Possible Motion: to take a position on the CRC Application for 654 N Manhattan Pl.

MOTION (by Mr. Curran, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the CRC Application for 654 N Manhattan Pl., for Western Caregivers Inc. DBA California Cannabis WC as presented on August 27, 2024.

DISCUSSION: Mr. Grant advised that other operators may be contacting the GWNC regarding the renewal of their licenses. He has worked with other NCs regarding his and other operators’ renewals. He believed that the renewals will be annual.

MOTION PASSED by a roll call vote of the seven eligible voters present with five in favor (“Yes” or “Aye”) (Carroll, Curran, Gilman, Gresham and Herman); zero opposed; two abstained (the GWNC counts abstentions as neither “yes” votes nor “no” votes) (Alpers and Cunningham).

Ms. Gilman wanted the Committee to complain to the City about unlicensed cannabis operators.

VII. REQUESTS FOR FUTURE AGENDA ITEMS (Discussion Only)

- A. 856 S. Gramercy Dr (and 9th): (Eric Leiberan) Filing date: 7/9/24. Vesting Tentative Tract (VTT) Map for condominium purposes for a 6-story, 53-unit (plus 7 ADUs) building currently under construction, approved under case no. DIR-2018-1626-TOC.

Case no: VTT-84466-CN-HCA. Zoning: R3-1; TOC Tier 3. Area 3: Country Club Heights; CD 5.

There was discussion of the above.

- B. 806 S. Manhattan Pl (and 8th): (Harvi Maravilla) Filing date: 6/6/24. Demo of 2-story, 6-unit apt. building with attached garage, and construction of a 7-story, 33-unit apt. complex with basement and ground floor parking garage. Case no: DIR-2024-3627-TOC-HCA. Zoning: R4-1; TOC Tier 3. Area 3: Country Club Heights; CD 5.

There was no discussion of the above.

C. ED 1 Projects (2024):

1. 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: On hold.

Ms. Fuller reported that “this is just south of the car wash”; she encouraged discussing with owner improving the design and including parking. Already around 450 units are to be constructed in that stretch of La Brea. Mr. Uretsky said that “this is a particularly unattractive building.” Mr. Gresham was concerned that spaces could be used “for other purposes . . .” and that there isn’t enough supportive infrastructure.

2. 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: On hold. (Originally a TOC project - Case no: DIR-2023-1175-TOC-VHCA)

The above wasn’t discussed.

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 will be held at 6:30 pm on Tuesday, September 24 at 6:30 pm via Zoom.

Mr. Gresham said he'd bring up cannabis review at the next day's GWNC Quality of Life Committee meeting.

Mr. Curran noted the above.

XI. ADJOURNMENT

Mr. Curran **ADJOURNED** the Meeting with no opposition at 8:43 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>.