



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, September 24, 2024
Approved October 22, 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 6:31 p.m.

B. Roll Call (Mark Alpers).

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

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Sue McCullough wanted to know the GWNC position on the Metro K Line extension project, which Mr. Alpers explained. She believed it “would take a lot longer than 27 years and \$15 billion.” Resident Sam Uretsky reported that there was a “full-on party at 300 N. Plymouth . . . Six hours of calls” were made but “LAPD did not arrive.” He added that 624 S. Arden has a “full-on website that says they are operating parties out of this location . . . {There’re] two people living there . . . It’s dangerous . . . This could become a big problem.” He referred to the website LittleSecretLA.org, run by Little Secret LLC.

Nichole, of the Clinton Manor Coalition, reported on the Owners’ plan regarding 5134 W. Clinton St. to demolish the rear garage and replace it with housing units; they postponed it because the residents organized to stop it. She said the LA Conservancy is helping the Coalition. There’ll be a City Hearing October 17th on the proposed HCM designation. She

requested “a formal letter of support.” Mr. Curran recommended presenting about this to the GWNC board.

III. CHAIRPERSON’S REPORT

- A. GWNC Monthly Land Use Update.
Mr. Curran had no report.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

- A. Review and Adoption of August 27, 2024 Minutes.

The following correction was requested: page four, Item #VI. C. 3.: The section heading “CMr. Cunningham” should be “CRC.”

MOTION (by Ms. Gilman, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its August 27, 2024 Meeting as corrected.

MOTION PASSED unanimously; zero opposed; zero abstained.

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

The “New Cases Filed with Los Angeles City Planning . . . 8/25/2024 to 09/22/2024” “__/_/24 Early Planning Report Summaries for GWNC Area” were reviewed. It was agreed to Agendize a representative of the 5134 W. Clinton St. project, “Historic-Cultural Monument application for the Clinton Manor Courtyard Apartments, for an HCM designation and a “Categorical Exemption,” to present to the Committee.

V. Old Business (Discussion and Possible Action).

- A. 800 S. Lorraine Blvd. (Information Only).

Resident Richard Hoffman wanted to ensure that the HPOZ is protected; this is an ED 1 project within an HPOZ. He said that “approval was given in error”; the HPOZ is protected, but the project was approved before laws changed. Mr. Curran noted that the GWNC opposed the project. Ms. Usher reminded that the GWNC “can’t participate in any lawsuit.”

This was continued after Item #VI. A.

Mr. Curran read aloud the GWNC’s March 13, 2024 letter to Ricardo Vazquez, City Planning Associate, regarding the project. Ms. Usher suggested sending a letter to Gary, Kevin, and the City Attorney. She noted that the City Attorney considers Neighborhood Councils a subsidiary or subset of the City. Resident John Kaliski also suggested letter wording. Ms. Prowizor-Lacayo and Resident Cindy Chvatal noted diminishing City historic preservation resources that’ve resulted in less individualized attention to neighborhoods and to protecting HPOZs.

MOTION (by Ms. Usher, seconded by Ms. Prowizor-Lacayo): The Greater Wilshire Neighborhood Council Land Use Committee recommends, in light of the pending

litigation brought by the neighbors in opposition to the project at 800 S. Lorraine Blvd., that the GWNC Board renew its opposition to the project for the reasons stated in its letter dated March 13, 2024, and urges the City of L.A., at every level, to honor and enforce HPOZ standards, guidelines and objectives.

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

VI. New Business (Discussion and Possible Action).

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

- A. 806 S. Manhattan Pl. (and 8th): (Chris Pak) Filing date: 6/6/24. Demo of a 2-story, 6-unit apt. building and detached garage, and construction of a 7-story, 33-unit (29-market rate, 4-ELI) apt. complex with ground floor parking garage. Case no: DIR-2024-3627-TOC-HCA. Zoning: R4-1; TOC Tier 3. Area 3: Country Club Heights; CD 5.

Mr. Pak, of the Archeon Group, presented with slides of renderings and floor plans. The approximately 7,000 square-foot project would have six low-income units. The developer requested reducing the sides from 10’ to 7’ and the yard from 19’ to 13.5.’ Parking isn’t required but they would provide it. There’d be seven studio, 21 one-bedroom and six two-bedroom units. Currently, five tenants live there; they’d have first choice of whether to stay. “First come, first serve” would get the parking spaces; he said that “around 40% [of tenants] would not want the parking spaces.” It would be gated. There’s a house with a pre-school across the street; he said there’s “not a huge population” there and “we have not engaged them.” He said “there’s landscaping on the north side . . . and the back as well . . . It’s a Type 3 building,” which he described.

Resident Steve Peckman believed the seven-story height “would obliterate the sunlight from the south.” Mr. Pak said “there is no transitional height requirement” and no Preferential Parking District there.

MOTION (by Mr. Curran, seconded by Ms. Prowizor-Lacayo): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board of Directors support this TOC project at 806 S. Manhattan Pl., consisting of the demolition of a two-story, six-unit apartment building and detached garage, and construction of a seven-story, 33-unit (27 market rate and six covenanted affordable units) apartment complex with ground floor parking garage. The GWNC Land Use Committee requests that the representative conduct outreach to the pre-school across the street located at 811 S. Manhattan Pl. to ensure that the school’s operation will not be disrupted either during construction or due to the design, as presented to the Committee on September 24, 2024.

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

- 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.

The presenter was unavailable; the above will be Agendized for the October meeting.

- C. Citywide Housing Element: The City Planning Department has released the third draft of the Citywide Housing Element. This document includes revised guidelines and regulations for the approval of affordable housing for 100% affordable housing projects, and through the density bonus program, the transit oriented communities (TOC) program and for faith-based organizations. Affordable housing projects are excluded from R-1 zones but allowed in HPOZs (except R-1 HPOZs). A hearing will be held on Thursday, September 26. (Following a staff presentation to the CPC, members of the public will have a formal opportunity to provide comments on the proposed actions.).

Mr. Curran explained the above. Mr. Alpers added more and that there’d be a Hearing on September 26th. Ms. Usher noted the staff recommendation of “options” in “Exhibit D” that were “offer[ed] up to the Planning Dept. for their consideration”; she believed that the recommendation needed to be more detailed and neighborhoods engaged. Ms. Chvatal reported that United Neighbors wants the City to adopt the third draft “without options.” She described the group’s extensive volunteer engagement and outreach with neighborhoods and the City. She noted widespread support and urged sending a letter to the Mayor and others. Mr. Uretsky said the City only gives nine days for public comments. He believed that the City Planning Dept. wants to “destroy single-family housing.” He supported adopting the third draft with “no options.”

MOTION (by Mr. Alpers, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board of Directors support the adoption of Draft #3 of the Citywide Housing Element CHIP which includes several programs that meet the City’s State-mandated regional housing needs through increased residential density along underutilized commercial corridors. We also support measures in Draft #3 that provide safeguards for RSO multiple family housing, historic resources and residential neighborhoods. The GWNC LUC also recommends that the GWNC Board of Directors strongly oppose the options described in Exhibit D that upzone residential areas because these options are unnecessary and have been insufficiently considered, as confirmed in the Planning Staff Recommendation Report.

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

VII. REQUESTS FOR FUTURE AGENDA ITEMS (Discussion Only)

- A. 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.
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.
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)

Mr. Curran noted the three projects. The developers have been reached out to with no reply yet.

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 on Tuesday, October 22 at 6:30 pm at the Marlborough School (Room C115), 250 S. Rossmore Ave, Los Angeles, CA 90004.

XI. ADJOURNMENT

The Meeting **ADJOURNED** at 8:22 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>.