



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, January 28, 2025
Approved February 25, 2025

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. Chair Brian Curran called the meeting to order at 6:33 p.m.

B. Roll Call (Mark Alpers).

Secretary Alpers called the roll. Seven of the nine Committee Members were present at the Roll Call: Mark Alpers (Secretary), Rory Cunningham, Brian Curran (Chair), Karen Gilman, John Gresham, Daniela Prowizor-Lacayo and Jane Usher. Patricia Carroll and Dick Herman arrived later. 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 29 Stakeholders and guests.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no public comments at this time.

III. CHAIRPERSON’S REPORT

A. GWNC Monthly Land Use Update.

Mr. Curran indicated that there was no report.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of November 26, 2024 Minutes.

The following amendment was requested: page three, Item #VI. A., last paragraph: revise “Firestone” to “All Season Brewing Co.”

MOTION (by Ms. Prowizor-Lacayo, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its November 26, 2024 Meeting as amended.

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

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 the 3377 W. Olympic Blvd. project [“removing 30 units, including 3 affordable units; construction of a 7-story, mixed-use development with 153 dwelling units and 5,000 sq ft of ground floor commercial space zoned r3-1 and c2-1.”] to present to the Committee.

V. Old Business (Discussion and Possible Action).

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

- A. 200 S. Orange Dr. (update only): Filing date: 10/07/24. Application for Class 2 Conditional Use Permit to operate a Synagogue in an R-2 zone. Case no: ZA-2024-6488-CU2. Area 2: Citrus Square; CD5.

Mr. Alpers read a neighbor letter culled from 15 different comments. A neighbor who lives across the street claimed that coordinated illegal uses are happening that “puts us all at risk.” Ms. Usher encouraged neighbors to explain the facts to City Attorney Hydee Feldstein Soto. Committee Members suggested possible actions, including regarding that child care was being provided. No Motion was made or vote taken.

Committee Member Patti Carroll arrived at this time (6:37), making eight Members present (the Land Use Committee quorum was five).

- B. 531 N. Larchmont Blvd: Filing date: 1/03/25. Construction, use, and maintenance of a 6-story, 64 unit, mixed use, 100% affordable housing project with no parking. Case No: ADM-2025-34-DB-RED1-VHCA. Zoning: [Q]C2-1VL. Area 7: Larchmont; CD 13.

Resident Sam Uretsky played a recording of “48 HVAC units,” showed slides and explained this (“531”) and the 507 N. Larchmont Blvd. (“507”) projects. If a project is within ½ mile of a public transit stop, no parking is required by the City. No transit stop at Melrose and Gower has ever been officially designated by the City. He said “the 507 N. Larchmont plans refer to [a] Melrose and Gower“ transit stop that doesn’t exist. Ms. Usher added that a Beverly and Larchmont non-existent transit stop is referenced in both the 507 and 531 plans. Resident Tony Gittleson said that Larchmont Blvd. “is severely underdeveloped.” Mr. Uretsky noted the small usable area within each 531 unit and the thin walls between units. A neighbor noted the lack of supportive infrastructure. Neighbors were concerned about privacy due to project units that overlook neighbors. Neighbor Michael Dawson, who owns an adjacent property, was opposed to the projects. Long-time neighbor Maggie Pena was opposed to the projects’ designs. Local businessperson John Duerler was concerned that the 507 owner wants to build five more such projects on Larchmont. David Grant wondered why Larchmont Blvd. is a good place for affordable housing. Mr. Cunningham noted that affordable housing “doesn’t mean low-income”; it means people making at least 70% of the area’s income. Nearby neighbor Doreen Karabian said “the City never cleans their sewage . . . it stinks.” A

neighbor said the 507 owner called them “racists” and has “ignored multiple requests to meet”; the neighbor believed that the owners have “shrunk” unit sizes to maximize revenue. Neighbor John Holloway said the increased density, loss of light and privacy, glaring solar panels, and no parking provided would be “an unfair burden on the neighborhood.” Neighbor and architect Rita noted that the units aren’t big enough for families and no parking is provided; she asked how families would bring groceries home. GWNC Administrator Julia Christiansen reported that there were no responses by the owner to multiple requests to present to this Committee.

MOTION (by Ms. Usher, seconded by Ms. Prowizor-Lacayo): The Greater Wilshire Neighborhood Council Land Use Committee makes the following Motion in opposition to 531 N. Larchmont Blvd.:

With reference to Case File ADM-2025-34-DB-RED1-VHCA regarding a proposed 6 story, 66'10" tall, 64-unit (63 affordable, 1 market rate manager’s unit) zero tenant-parking RED1 project on a 7,564.49 sq. ft. lot at 531 N. Larchmont Boulevard, the Greater Wilshire Neighborhood Council Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board oppose the project as planned, regardless of whether or not the proposal meets the Mayor’s Revised Executive Directive 1 or any other ordinance or state statute, because:

- (1) the project’s representative did not respond to repeated requests by neighbors to meet and discuss neighborhood concerns as the representative said he would before this committee and as the Greater Wilshire Neighborhood Council requested he do in its motion in opposition to the project passed on December 11, 2024.
- (2) the project’s scale is not appropriate for its location abutting single-story residential;
- (3) the project’s facade and color palette are not compatible with the immediate and surrounding historic neighborhoods;
- (4) the project’s application is incomplete and lacks information or illustration including, but not limited to, the appropriate placement of and access to HVAC units; the appropriate angling of solar panels, an exterior building management system; a failure to depict the building completely and correctly; the placement of a construction elevator and construction staging area; a complete landscape plan; the number of accessible units and how the proposed studio units could accommodate an individual with mobility needs; the lack of an exhaust for the backup generator room; the number of trash receptacles; a description of how trash will be handled; the lack of any plan for any required venting; and the lack of illustration of a fire sprinkler and back-flow system.
- (5) the projects’ density will overload existing, marginal, 100-year-old infrastructure, and together with reduced set-backs, presents both resource and emergency response concerns.

- (6) the project provides zero tenant parking, while allowing the tenants to obtain parking permits for PPD 215 /115, achieved by a loophole in State law AB2097, modified by State law AB2712, and the unlawful revisions of the definition of a Major Transit Stop first defined in Measure JJJ and since expanded without public comment or hearing by the Department of City Planning, adversely affecting the residents of surrounding blocks such that this one building has the potential to displace all the permitted parking spaces on an entire block of the parking district;
- (7) the project's positioning of 48 HVAC units on two rear-facing balconies will cause 24-hour-a-day noise intrusion in violation of the City's building code and into the abutting and adjacent rear and side properties constituting both a non-remediable loss of the peaceful enjoyment of these and other nearby neighbors' use of their properties and a taking by government of the neighbors' rights as property owners;
- (8) the projects 774 sq. ft. 6th floor rear-facing terrace and 2440 sq. ft. open-space roof deck will allow further invasion of the privacy of abutting neighbors and add to the noise intrusion throughout the day and night.
- (9) the project proposes to remove a large mature, neighborhood shade tree without replacement.
- (10) this project, including its many deficiencies, is not needed for the City to achieve much-needed affordable housing but could nonetheless be repeated at every property that may be built on any lot on the six blocks of Larchmont Blvd between Melrose Avenue and Beverly Boulevard, causing the irretrievable loss of a key neighborhood resource, the loss of economic interest by abutting and adjacent neighbors, the loss of quiet, peace and safety on the abutting or adjacent blocks, and the loss of parking not only for neighborhood residents but for employees of a local school as well as customers and patrons of the commercial businesses along all of the full length of Larchmont Boulevard.
- (11) The Department of City Planning issued a hold letter dated January 24,2025 and the cited corrections have not yet been successfully remediated.

DISCUSSION: there was discussion of how fast to take action.

Committee Member Dick Herman had arrived by this time (7:00), making all nine Members present (the Land Use Committee quorum was five).

MOTION PASSED by a roll call vote of the nine eligible voters present with eight in favor ("Yes" or "Aye") (Carroll, Cunningham, Curran, Gilman, Gresham, Herman, Prowizor-Lacayo and Usher); zero opposed; one abstained (the GWNC counts abstentions as neither "yes" votes nor "no" votes) (Alpers).

C. 507 N. Larchmont Blvd: Filing date: 12/13/24. Construction, use, and maintenance of a 5-story, 42 unit, mixed use, 100% affordable housing project with no parking and 2,908 sf

of ground floor commercial space. Case no: ADM-2024-8029-DB-VHCA-RED1.
Zoning: [Q]C2-1VL. Area 7: Larchmont; CD 13.

MOTION (by Ms. Usher, seconded by Ms. Prowizor-Lacayo): The Greater Wilshire Neighborhood Council Land Use Committee makes the following Motion in opposition to 531 N. Larchmont Blvd.:

With reference to Case File ADM-2024-8029-DB-VHCA-RED1 regarding a proposed 5 story, 58' tall, 42-unit (41affordable and 1 market rate), zero tenant-parking RED1 project on a 7,010 sq. ft. lot at 507 N. Larchmont Boulevard, the Greater Wilshire Neighborhood Council Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board oppose the project as planned, regardless of whether or not the proposal meets the Mayor's Revised Executive Directive 1 or any other ordinance or state statute, because:

- (1) the project's scale is not appropriate for its location abutting single-story residential;
- (2) the project's facade and color palette are not compatible with the immediate and surrounding historic neighborhoods;
- (3) the projects' density will overload existing, marginal, 100-year-old infrastructure, and together with reduced set-backs, presents both resource and emergency response concerns.
- (4) the project provides zero tenant parking, while allowing the tenants to obtain parking permits for PPD 215 /115, achieved by a loophole in State law AB2097, modified by State law AB2712, and the unlawful revisions of the definition of a Major Transit Stop first defined in Measure JJJ and since expanded without public comment or hearing by the Department of City Planning, adversely affecting the residents of surrounding blocks such that this one building has the potential to displace all the permitted parking spaces on an entire block of the parking district;
- (5) the project's positioning of rear-facing balconies on the 2nd, 3rd, 4th, and 5th floors will cause 24-hour-a-day noise intrusion into the abutting and adjacent rear and side properties constituting both a non-remediable loss of the peaceful enjoyment of these and other nearby neighbors' use of their properties and a taking by government of the neighbors' rights as property owners;
- (6) the project's 2,150 sq. ft. open-space roof deck will allow further invasion of the privacy of abutting neighbors and add to the noise intrusion throughout the day and night.
- (7) the project's 5th floor, 1210 sq. ft., 4 bedroom. 4 bath apartment listed as a manager's unit removes residential square footage that should be allotted to affordable housing units and dedicates that space to a luxury unit not encumbered by ED1 rent guidelines for affordable housing.

(8) this project, including its many deficiencies, is not needed for the City to achieve much-needed affordable housing but could nonetheless be repeated at every property that may be built on any lot on the six blocks of Larchmont Blvd between Melrose Avenue and Beverly Boulevard, causing the irretrievable loss of a key neighborhood resource, the loss of economic interest by abutting and adjacent neighbors, the loss of quiet, peace and safety on the abutting or adjacent blocks, and the loss of parking not only for neighborhood residents but for employees of a local school as well as customers and patrons of the commercial businesses along all of the full length of Larchmont Boulevard.

(9) the Department of City Planning issued a hold letter dated January 10, 2025, and the cited corrections have not yet been successfully remediated.

DISCUSSION: [see above Item #V. B.]

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

VI. New Business (Discussion and Possible Action).

- A. 658 N. Lillian Way: (James Woodson) Subdivision of one rectangular shaped lot, totaling approx. 6,510 sf in area, into four smaller lots, for the construction, use, and maintenance of four single-family dwellings. Case no: AA-2024-2744-PM-SL-HCA. Zoning: C2-1. Area 5: Hancock Park; CD 5. Hearing date: 2/12/25.

There was discussion of what the Committee can or should do, and whether to ask that the Hearing be postponed.

MOTION (by Ms. Usher, seconded by Ms. Prowizor-Lacayo): With reference to the project located at 658 N. Lillian Way, the Greater Wilshire Neighborhood Council Land Use Committee was unable to receive a presentation from the applicant, who called to cancel at the last minute, but, unfortunately, the project’s Hearing is currently scheduled for February 12, 2025, before the Committee next meets. As a result, the Committee has insufficient information and must oppose the project on this basis at this time, and invites the applicant to reschedule its public Hearing so that it can first appear before this Committee.

Committee Member John Gresham had left by this time (approximately 8:50), making eight Committee Members present (the Committee quorum was five).

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

VII. REQUESTS FOR FUTURE AGENDA ITEMS (Discussion Only)

A. Pending 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.

Ms. Christiansen reported that the project representative didn't respond to her.

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, February 25 at 6:30 pm via Zoom.

There were no comments. The above was noted.

XI. ADJOURNMENT

Mr. Curran **ADJOURNED** the Meeting with no opposition at 9:00 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>.