



Greater Wilshire Neighborhood Council  
General Board Meeting Minutes, Wednesday, February 12, 2025  
Minutes Approved March 2025

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/BDdocs](http://www.greaterwilshire.org/BDdocs).

**I. WELCOMING REMARKS**

A. Call to Order, Welcoming Remarks (Conrad Starr).

A duly noticed Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Board of Directors was held online. President Conrad Starr called the meeting to order at 6:30 p.m. and explained procedures, reminding Board Members to check with the City Attorney if the Member has a possible or definite conflict of interest.

B. Roll Call (Jennifer DeVore).

The Secretary called the roll. Twelve of the 20 Board Members or their Alternate were present online at the Roll Call, which is not a quorum: Scott Appel, Jeffry Carpenter, Patricia Carroll (Treasurer), Cindy Chvatal-Keane, Romi Cortier, Mark Alpers (Alternate for Brian Curran), Charles D'Atri (Vice-President), Jennifer DeVore (Secretary), John Gresham, Sixto Sicilia, Owen Smith and Conrad Starr (President). MJ Anderson, Selene Betancourt, Gary Gilbert and Jesseca Harvey (Assistant Secretary) arrived later. Four Board Members were absent and not represented by an Alternate: Andy Galan, Julie Kim, Rochelle Lewis and Anne Rudnick. The GWNC Board quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is 13 (see the Bylaws link at <https://greaterwilshire.org/bylaws-board-rules>), so at this time the Board could only take public comments, could not have any official discussions, and could not make any Motions or take any votes. Twenty of the 21 Board Seats were filled (by election or appointment). One Board Seat was vacant [Religion; see Item #V. A. 2.; to apply see [www.GreaterWilshire.org](http://www.GreaterWilshire.org)]. Seven Alternate Seats were vacant [see Item #V. A. 3.; to apply see [www.GreaterWilshire.org](http://www.GreaterWilshire.org)]. Also attended: approximately 42 Stakeholders and guests.

Greater Wilshire Neighborhood Council Gen'l Bd Mtg Minutes Feb. 12, 2025 Page 1 of 16  
*Board Members MJ Anderson and Gary Gilbert arrived online at this time (6:35), making*

*14 Board Members (or their Alternate(s)) present online (the GWNC Board quorum is thirteen). Now the Board could take binding votes on Agendized Items.*

## **II. GOVERNMENT REPORTS & ANNOUNCEMENTS**

- A. Fifth Council District (Michelle Flores - [michelle.flores@lacity.org](mailto:michelle.flores@lacity.org)). Michelle Flores, a Field Deputy for L.A. City District Five Councilmember Katy Yaroslavsky [ofc. 213-473-7005; [Michelle.Flores@LACity.org](mailto:Michelle.Flores@LACity.org); <https://councildistrict5.LACity.gov>], reported on upcoming events. Regarding 200 S. Orange Dr., they're communicating with the owner, who applied for a CUP; they reminded the owner of the owner's obligations. Comments can be emailed to [Alexander.Truong@LACity.org](mailto:Alexander.Truong@LACity.org). Regarding street light repairs, "over 200 lights were repaired in the district . . . we acknowledge" more are needed. They're working to secure the pedestrian tunnel across from Wilshire Crest School; she agreed to report back about that.
- B. Thirteenth Council District (Karla Martinez - [karla.g.martinez@lacity.org](mailto:karla.g.martinez@lacity.org)). Karla Martinez, a Field Deputy for L.A. City District 13 Councilmember Hugo Soto Martinez [213-473-7013; <https://cd13.LACity.org>], reported on "immigration protection" and services.

*Board Member Jesseca Harvey arrived at this time (6:50), making 15 Board Members present (the GWNC quorum is thirteen).*

Ms. Martinez continued that palm fronds were picked up; contact them if more need to be picked up. She'll report back on City resources available to help individuals and businesses recover from the recent fires.

- C. LAPD Olympic & Wilshire Divisions (SLOs Cho [33817@lapd.online](mailto:33817@lapd.online) & Chavez [36304@lapd.online](mailto:36304@lapd.online) (Olympic), Rodriguez [35738@lapd.online](mailto:35738@lapd.online) and Shuck [40740@lapd.online](mailto:40740@lapd.online) (Wilshire)).

Harry Cho, an LAPD Olympic Division Senior Lead Officer [office 213-382-9102; cell/ text phone 213-793-0649; [http://www.LAPDOnline.org/olympic\\_community\\_police\\_station](http://www.LAPDOnline.org/olympic_community_police_station)], reported on recent burglaries in the Wilshire Park area by "organized crews . . . They're getting into the second-floor balcony . . . We're getting some leads" from residents who advised Police. "A lot of the lighting that was out in the Wilshire Park area . . . was due to a copper wire thief . . . The person was arrested" after being observed at 3:00 a.m. in the morning and reported to Police. After Ofcr. Chavez reported, Ofcr. Cho urged reporting to Police if you see groups of early 20's – early 30's men wearing masks and jumping fences or walls.

Danny Chavez, an Olympic Division Senior Lead Officer [office 213-382-9102; cell/text phone 213-793-0714], reported on anti-prostitution enforcement "along the Western corridor." He encouraged having cameras in the back of residences, as well as the front, to deter burglaries. He encouraged installing wheel locks to deter escalating "vehicle wheel thefts," and securing license plate screws. Mr. Starr thanked Ofcrs. Cho and

Chavez for their detailed reporting. Letters and photos that're sent by Police to prostitution customers (johns) go to registered vehicle owners; sometimes the owners aren't the drivers/johns.

Tyler Shuck, an LAPD Wilshire Division Senior Lead Officer; cell/text phone 213-793-0650; <https://www.LAPDOnline.org/lapd-contact/west-bureau/wilshire-community-police-station>], reported on progress combating crime, though there were six burglaries in the last two weeks by crews, sometimes during dinnertime, using rental cars, often with stolen license plates. "They're out within five to 10 minutes." He relayed from Hebel Rodriguez, an LAPD Wilshire Division Senior Lead Officer [office 213-473-0476; cell/text phone 213-793-0715; [35738@LAPD.Online](mailto:35738@LAPD.Online)], that Officer Rodriguez will report next month.

D. LA Metro (Ned Racine - [racinen@metro.net](mailto:racinen@metro.net)).

Ned Racine, Metro Principal Construction Relations Officer [cell 213-418-5993, [RacineN@metro.net](mailto:RacineN@metro.net); 24-hour information 213-922-6934; Bus Rapid Transit 24-hour hotline 213-922-2500+1; [PurpleLineExt@metro.net](mailto:PurpleLineExt@metro.net); [www.facebook.com/PurpleLineExt](https://www.facebook.com/PurpleLineExt); [www.Twitter.com/PurpleLineExt](https://www.Twitter.com/PurpleLineExt); [www.metro.net/PurpleLineExt](https://www.metro.net/PurpleLineExt)], was not present; there was no report.

E. Department of Neighborhood Empowerment/DONE (Octaviano Rios - [octaviano.rios@lacity.org](mailto:octaviano.rios@lacity.org)).

Octaviano Rios, a Neighborhood Empowerment Advocate of the L.A. Dept. of Neighborhood Empowerment (DONE) [213-978-1551; [Octaviano.Rios@LACity.org](mailto:Octaviano.Rios@LACity.org); [www.EmpowerLA.org](https://www.EmpowerLA.org)], reported that "LACity.gov has announcements of resources for fire victims." The vote-by-mail time period for NC elections starts February 14<sup>th</sup>.

F. Mayor's Office (David C. Nguyen - [david.c.nguyen@lacity.org](mailto:david.c.nguyen@lacity.org) (CD13 areas) and Kenneth Miller - [kenneth.g.miller@lacity.org](mailto:kenneth.g.miller@lacity.org) (CD5 areas)).

Kenneth Miller, Central Area Representative for Mayor Karen Bass [213-978-3130; <http://LAMayor.org>], reported that, for fire recovery resources, "an impacted workers center" soon will open.

G. Second Supervisorial District (Field Deputy Daniel Park - [DPark@bos.lacounty.gov](mailto:DPark@bos.lacounty.gov)).

Daniel Park, a Field Deputy for L.A. County District Two Supervisor Holly Mitchell (213-974-2222; [DPark@bos.LACounty.gov](mailto:DPark@bos.LACounty.gov); <https://LACounty.gov/government/supervisors/holly-mitchell>), was not present; there was no report.

H. Third Supervisorial District (Field Deputy Savannah Portillo Heap - [SHeap@bos.LACounty.gov](mailto:SHeap@bos.LACounty.gov)).

Savannah Portillo Heap, a Field Deputy for L.A. County District Three Supervisor Lindsey Horvath (213-440-0927; <https://lindseyhorvath.LACounty.gov>), was not present; there was no report.

I. Other Government Representatives.

There were none at this time.

### **III. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**

Mr. Starr clarified for resident Tony Gittelson about GWNC “get out the vote” work.

**IV. REPORTS BY ALLIANCE REPRESENTATIVES AND NC LIAISONS** (Discussion and Possible Action)

A. Budget Representative (Jack Humphreville).

Mr. Humphreville tried but was unable, due to Internet problems, to report for the Budget Advocates [<http://BudgetAdvocates.org> or <http://ncbala.com>].

B. LADWP (Jack Humphreville).

Mr. Humphreville tried but was unable, due to Internet problems, to report.

C. LANCC (Jennifer DeVore).

Ms. DeVore reported that a LANCC [the Los Angeles Neighborhood Councils Coalition; [LANCC@EmpowerLA.org](mailto:LANCC@EmpowerLA.org); [www.LANCC.org](http://www.LANCC.org)] working group discussed training requirements. DONE changed their website. NCs reported not getting any election outreach support, and candidates aren’t getting any training from DONE.

D. Homelessness Liaison (Dan Sterling): 2025 Greater Los Angeles Homeless Count Updates.

Mr. Sterling reported that the Count would take place on February 18th; see [Count.LAHSA.org](http://Count.LAHSA.org).

*Board Member Selene Betancourt arrived at this time (7:42), making 16 Board Members present (the GWNC quorum is thirteen).*

E. Public Works Liaison (Edward Ruiz).

Mr. Ruiz was not present; there was no report.

F. Other Liaisons or Representatives.

No other Liaison reports were made.

Ms. DeVore verified that all Board Members or their Alternates present were eligible to vote.

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

A. Filling Board and Board Alternate Vacant Seats.

1. Possible Motion to reconfirm Rochelle Lewis as Area 9 representative.

**MOTION** (by Mr. Smith, seconded by Mr. D’Atri): The Greater Wilshire Neighborhood Council reconfirms Rochelle Lewis as Area 9 representative.

**MOTION PASSED** unanimously by consent.

2. Board Vacancies: Religion (available to fill at February GWNC Board meeting).

Mr. Starr noted the above. There were no candidates at this time.

3. Board Alternate Vacancies: Area 3 - Country Club Heights; Area 4 - Fremont Place; Area 6 - La Brea/Hancock; Area 9 - Oakwood/Maplewood/St. Andrews; Education; Religion; Renters. Potential candidates include:

- a) Renters alt – Dave Cavalier.

Mr. Cavalier introduced himself. Ms. DeVore confirmed that Mr. Cavalier met the

filing requirements. He confirmed knowing that around eight hours of training are needed.

**MOTION** (by Ms. DeVore, seconded by Mr. Smith): The Greater Wilshire Neighborhood Council appoints Dave Cavalier as a Renters Alternate representative.

**MOTION PASSED** unanimously by consent with 14 in favor (“Yes” or “Aye”); zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Starr)

It was noted that Mr. Cavalier is MJ Anderson’s Alternate.

b) Other candidates

There were no other candidates.

4. Possible Motion(s) to appoint eligible stakeholders to vacant alternate seats.

There were no other such Motion.

B. Board Training (Required by DONE in order to vote)

1. EmpowerLA Training Guidelines: “Board members must have completed all FIVE trainings (Ethics, Funding, NEW Code of Conduct, Anti-Bias and Gender Expression and Gender Identity Training) in order to be current and vote on the board.” Failure results in ineligibility to vote on funding and non-funding items in committee and general board meetings.

a) Currently unable to vote (as of 2/9/2025):

- Board Members: Lewis, D’Atri
- Board Alternates: Newby, Cox, Winther, Aboltin, Stuart

a) Courses and instructions can be found at:

<http://empowerla.org/boardmembers/>. Please check [EmpowerLA.org/GWNC](http://EmpowerLA.org/GWNC) for your training expirations and email [secretary@greaterwilshire.org](mailto:secretary@greaterwilshire.org) if there are any inconsistencies.

2. Code of Conduct: Required of all Board Members and Alternates. More info here:

<https://empowerla.org/code-of-conduct/>. The following Board Members and Alternates have not completed the Code of Conduct: Aboltin

3. Ethics and Funding Training: Ethics and Funding training is required every two years

for Board members/Alternates and failure to take/update training renders members ineligible to vote on funding and non-funding motions. Stakeholder Committee

Member Ethics Training can be found at <https://localethics.fppc.ca.gov/login.aspx>

(certificate of completion required). The following board members are shown at [EmpowerLA.org/GWNC](http://EmpowerLA.org/GWNC) as NOT having completed Ethics and/or Funding within the last 2 years and are ineligible to vote: Aboltin (Funding, Ethics); Cox (Ethics); D’Atri (Ethics); Lewis (Funding, Ethics); Newby (Ethics); Stuart (Ethics); Winther (Ethics, Funding)

4. Gender Expression and Gender Identity Training: Gender training is required to vote on both funding and non-funding items. You must only complete this training once. The following are ineligible to vote until this training is complete: Aboltin, Newby, Stuart

5. Anti-Bias (ABLE) Training: ABLE training is required to vote on both funding and non

funding items. You must only complete this training once. The following are ineligible to vote until this training is complete: Aboltin, Stuart

Above Item #V. B. was noted.

C. Adoption of GWNC General Board Meeting Minutes.

1. September 2024
2. November 2024
3. December 2024

No corrections or amendments were made.

**CONSENT MOTION** (by Ms. DeVore, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council adopts the Minutes of its September 11, November 13 and December 11, 2024 General Board Meetings.

**CONSENT MOTION PASSED** by a roll call vote of the 16 eligible voters present with 15 in favor (“Yes” or “Aye”) (Alpers, Anderson, Appel, Betancourt, Carroll, Chvatal, Cortier, D’Atri, DeVore, Gilbert, Gresham, Harvey, Sicilia, Smith and Starr); zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Carpenter).

## **VI. OFFICER REPORTS**

A. President’s Report.

Mr. Starr indicated that there was no report.

B. Treasurer’s Report (Discussion and Possible Action) Please refer to MER in the supporting documents folder (<https://greaterwilshire.org/bddocs/>).

1. Motion to Approve Monthly Expenditure Report (MER) for December 2024 and to Approve Each Individual Expense Listed Therein.

Ms. Carroll reviewed the above.

**FUNDING MOTION** (by Ms. Carroll, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council approves the Monthly Expenditure Report (MER) for December 2024 and each individual expense listed therein.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 16 eligible voters present with all 16 in favor (“Yes” or “Aye”) (Alpers, Anderson, Appel, Betancourt, Carpenter, Carroll, Chvatal, Cortier, D’Atri, DeVore, Gilbert, Gresham, Harvey, Sicilia, Smith and Starr); zero opposed; zero abstained.

2. Motion to Approve Monthly Expenditure Report (MER) for January 2025 and to Approve Each Individual Expense Listed Therein.

Ms. Carroll reviewed the above.

**FUNDING MOTION** (by Ms. Carroll, seconded by MJ Anderson): The Greater Wilshire Neighborhood Council approves the Monthly Expenditure Report (MER) for January 2025 and each individual expense listed therein.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 16 eligible voters present with all 16 in favor (“Yes” or “Aye”) (Alpers, Anderson, Appel, Betancourt, Carpenter, Carroll, Chvatal, Cortier, D’Atri, DeVore, Gilbert, Gresham,

Harvey, Sicilia, Smith and Starr); zero opposed; zero abstained.

3. Review of past Board Expenses that may appear on the Feb 2025 MER.

Ms. Carroll reviewed them.

C. Vice President's Report.

Mr. D'Atri ceded his time.

D. Secretary's Report.

Ms. DeVore indicated that there was no report.

**VII. AD HOC COMMITTEES** (Discussion and possible action)

A. Election Committee Report - Chair: Jesseca Harvey.

Ms. Harvey reported that she continued working with DONE.

*Board Member Cindy Chvatal left around this time, making 15 Board Members present (the GWNC Board quorum is thirteen).*

**VIII. LAND USE COMMITTEE** (Discussion and possible action) (Chair: Brian Curran)

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

A. Committee Report - Chair: Brian Curran.

**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. Possible Motion: [see below]

**MOTION** (by Mr. Alpers, seconded by Mr. Gresham): 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 opposes 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 project's 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; and
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:** Neighbor Karen Gilman supported both the 531 and the 507 [see below Item #VIII. C.] N. Larchmont Motions. Business owner Michael Dawson was concerned that no parking would be provided. Neighbor Paul Karaiakoubian believed that the area's infrastructure cannot handle the development and that project units would overlook neighbors, invading their privacy. Neighbor John Holloway was concerned about additional noise and that "elderly neighbors" live adjacent to the project; and that the project owner changed the plan. Auriell Spiegel, of the LVNA, opposing the project, "advocate[d] for responsible development." Resident Sam Uretsky said the plan is "not well formed." Neighbor Maggie Pena said "the sewer system already is failing." Ms. Carroll believed that a seven-story residential building cannot be built on a single-family-sized lot and be fire safe. Mr. D'Atri said that bus lines on Gower were mis-classified, undermining the City's TOC designation. MJ Anderson believed the housing is needed. Mr. Gresham: believed the City is not adequately considering infrastructure needs.

**MOTION PASSED** by a roll call vote of the 15 eligible voters present with 11 in favor ("Yes" or "Aye") (Alpers, Appel, Carpenter, Carroll, Cortier, D'Atri, Gilbert, Gresham, Harvey, Sicilia and Smith); two opposed ("No" or "Nay") (Anderson and Betancourt); two abstained (the GWNC counts abstentions as neither "yes" votes or "no" votes) (DeVore and Starr).

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. Possible Motion: [see below].

**MOTION** (by Mr. Alpers, seconded by Mr. D'Atri): With reference to Case File ADM-2024-8029-DB-VHCA-RED1 regarding a proposed 5 story, 58' tall, 42-unit (41 affordable 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 opposes 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:

- a. the project's scale is not appropriate for its location abutting single-story residential;
- b. the project's facade and color palette are not compatible with the immediate and surrounding historic neighborhoods;
- c. the projects' density will overload existing, marginal, 100-year-old infrastructure, and together with reduced set-backs, presents both resource and emergency response concerns.

- d. 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;
- e. 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;
- f. 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.
- g. 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.
- h. 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.
- i. the Department of City Planning issued a hold letter dated January 10, 2025, and the cited corrections have not yet been successfully remediated.

**DISCUSSION:** Mr. Uretsky opposed the project. Ms. Gilman said the developers were being disingenuous; she believed the GWNC needed to wait to see how developers address the City's hold letter. Chris Shanley, of the Larchmont United Neighborhood Association, said "no families can live in any of these projects." Mr. Holloway opposed the project. Neighbor Sareen Karaikoubian said infrastructure is overloaded; "we have frequent [sewer] overflows."

*Board Member Gary Gilbert was unavailable to vote at this time, making 14 Board Members present online (the GWNC Board quorum is thirteen).*

**MOTION PASSED** by a roll call vote of the 11 eligible voters present with 11 in favor (“Yes” or “Aye”) (Alpers, Appel, Carpenter, Carroll, Cortier, D’Atri, DeVore, Gresham, Harvey, Sicilia and Smith); two opposed (“No” or “Nay”) (Anderson and Betancourt); one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Starr).

D. **658 N. Lillian Way:** Subdivision of one rectangular shaped lot, totaling approx. 6,510 sf in area, into four smaller lots, for the construction, use, and maintenance of (4) single family dwellings. Case no: AA-2024-2744-PM-SL-HCA. Zoning: C2-1. Area 5: Hancock Park; CD 5. Possible Motion: With reference to the project located at 658 N. Lillian Way, the GWNC opposes the project at this time because the GWNC Land Use Committee did not receive a presentation from the applicant, who was scheduled to present at its January 28, 2025 meeting, before the project’s hearing date of February 12, 2025, which the Committee has asked them to postpone until after they meet with the Committee first.

E. Next Meeting: The next GWNC Land Use Committee Meeting will be held on Tuesday, February 25, 2025, via Zoom: <https://us02web.zoom.us/j/91527869326>  
The above was noted.

**IX. RESILIENCE COMMITTEE** (Discussion and Possible Action)

A. Committee Report - Chair: Gary Gilbert. No report.

B. Next Meeting: The next GWNC Resilience Committee Meeting will be held on Monday, April 1, 2025 at 6:30 PM on Zoom <https://us02web.zoom.us/j/88960982957>

**X. OUTREACH COMMITTEE** (Discussion and Possible Action)

A. Committee Report - Chair: Jesseca Harvey. No report.

B. Next Meeting: The next GWNC Outreach Committee Meeting will be held on Tuesday, February 18, 2025, at 6:30 p.m. via Zoom: <https://us02web.zoom.us/j/9827679158>. ]

**XI. ENVIRONMENTAL & SUSTAINABILITY COMMITTEE** (Discussion and possible action)

A. Committee Report - Chair: Polly Estabrook. No report.

B. Next Meeting: The next GWNC ESC meeting will be at 6:30 p.m. on Thursday, April 3, 2025 via Zoom <https://us02web.zoom.us/j/9282781117>

Ms. Estabrook reported that \_\_\_\_

Ms. Estabrook noted the above.

**XII. QUALITY OF LIFE COMMITTEE** (Discussion and possible action)

A. Committee Report - Chair: Charles D’Atri.

Mr. D'Atri indicated that there was no report.

B. Next Meeting: The next Quality of Life Committee Meeting will be held on Wednesday, February 26, 2025 at 6:30 p.m. via Zoom: <https://us02web.zoom.us/j/84977930618>.

**XIII. TRANSPORTATION COMMITTEE** (Discussion and possible action)

A. Committee Report - Chair: Cindy Chvatal. No report.

B. Next Meeting: Thursday, March 20, 2025 at 6:30pm via Zoom. <https://us02web.zoom.us/j/92159935555>

**XIV. NEW BUSINESS** (Discussion and Possible Action)

A. Possible Motion: the GWNC will hold a special meeting consisting of a 2025 GWNC Election candidate forum on March 30 via Zoom with a budget of up to \$500 to cover venue rental costs and other associated costs. Note: proposed dates are Sunday, March 30, 2025 in the afternoon (in person or online) or Wednesday, March 12, 2025, before the General Board Meeting.

**MOTION** (by Ms. DeVore, seconded by Mr. D'Atri): The Greater Wilshire Neighborhood Council will hold a special meeting consisting of a 2025 GWNC Election candidate forum on March 30 via Zoom with a budget of up to \$500 to cover venue rental costs and other associated costs

*Board Member Cindy Chvatal was unavailable to vote / had left at this time, making 15 Board Members present online (the GWNC Board quorum is thirteen).*

**MOTION PASSED** unanimously by a roll call vote of the 15 eligible voters present with all 15 in favor ("Yes" or "Aye") (Alpers, Anderson, Appel, Betancourt, Carpenter, Carroll, Cortier, D'Atri, DeVore, Gilbert, Gresham, Harvey, Sicilia, Smith and Starr); zero opposed; zero abstained.

B. Possible Motion: the GWNC will reallocate \$500 from Earth Day (Outreach Expenditures Category) to the Election Expenditures Category for additional advertising.

**MOTION** (by Ms. Harvey, seconded by Mr. Carpenter): The Greater Wilshire Neighborhood Council will reallocate \$500 from Earth Day (Outreach Expenditures Category) to the Election Expenditures Category for additional advertising.

**MOTION PASSED** by a roll call vote of the 15 eligible voters present with 14 in favor ("Yes" or "Aye") (Alpers, Anderson, Appel, Betancourt, Carpenter, Carroll, Cortier, D'Atri, DeVore, Gilbert, Gresham, Harvey, Sicilia and Smith); zero opposed; one abstained (the GWNC counts abstentions as neither "yes" votes or "no" votes) (Starr).

- C. Possible Motion: the GWNC will purchase up to \$1,410 in advertisements in the Larchmont Buzz to notify the community regarding the 2025 GWNC election, including the ballot request window, the GWNC candidate forum, the ballot return window, and any other relevant information. Note: the Larchmont Buzz has offered the GWNC an advertising package consisting of 2 months of header box ads, 4 weeks of email header ads, one sponsored post, and 4 stickies ads for \$1,410.

**MOTION** (by Ms. Harvey, seconded by Mr. D'Atri): The Greater Wilshire Neighborhood Council will purchase up to \$1,410 in advertisements in the Larchmont Buzz to notify the community regarding the 2025 GWNC election, including the ballot request window, the GWNC candidate forum, the ballot return window, and any other relevant information. Note: the Larchmont Buzz has offered the GWNC an advertising package consisting of 2 months of header box ads, 4 weeks of email header ads, one sponsored post, and 4 stickies ads for \$1,410.

**MOTION PASSED** by a roll call vote of the 14 eligible voters present with 13 in favor ("Yes" or "Aye") (Alpers, Anderson, Appel, Betancourt, Carpenter, Chvatal, Cortier, D'Atri, DeVore, Gilbert, Gresham, Harvey, Sicilia and Smith); zero opposed; one abstained (the GWNC counts abstentions as neither "yes" votes or "no" votes) (Starr).

- D. Possible Motion: the GWNC will reallocate up to \$552 from FY 23-24 rollover funds to the Election Expenditures Category.

**MOTION** (by Ms. Harvey, seconded by Mr. D'Atri): The Greater Wilshire Neighborhood Council will reallocate up to \$552 from FY 23-24 rollover funds to the Election Expenditures Category.

**MOTION PASSED** unanimously by consent with all 15 in favor (Alpers, Anderson, Appel, Betancourt, Carpenter, Chvatal, Cortier, D'Atri, DeVore, Gilbert, Gresham, Harvey, Sicilia, Smith and Starr); zero opposed; zero abstained.

*The next Agenda Item addressed was Item #V.*

- E. Possible Motion: The GWNC will budget up to \$552 for an ad in the April issue of the Larchmont Chronicle to notify the community about the GWNC Candidate Forum, the ballot request window, and/or the ballot return window. Notes: the April issue delivery date is 3/27/25. \$552 is the cost of a ¼ page ad.

**MOTION** (by Mr. D'Atri, seconded by Ms. Harvey): The Greater Wilshire Neighborhood Council will budget up to \$552 for an ad in the April issue of the Larchmont Chronicle to notify the community about the GWNC Candidate Forum, the

ballot request window, and/or the ballot return window. Notes: the April issue delivery date is 3/27/25. \$552 is the cost of a ¼ page ad.

**MOTION PASSED** unanimously by consent with all 15 in favor (Alpers, Anderson, Appel, Betancourt, Carpenter, Chvatal, Cortier, D'Atri, DeVore, Gilbert, Gresham, Harvey, Sicilia, Smith and Starr); zero opposed; zero abstained.

Mr. Starr noted the above.

**XV. BOARD MEMBER COMMENTS/ANNOUNCEMENTS**

A. Upcoming GWNC Board Meeting: The next GWNC General Board Meeting will be held at 6:30 PM on Wednesday, March 12, 2025 via Zoom. See agenda when posted for details.

There were no Board Member comments or reports at this time.

**XVI. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS** (Discussion only) No other requests were made.

**XVII. ADJOURNMENT**

Mr. Starr **ADJOURNED** the Meeting with no opposition at 9:10 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 GWNC Board Meeting Minutes page is <http://greaterwilshire.org/board-agendas-minutes>.