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Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, February 25, 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/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 6:42 p.m.

B. Roll Call (Mark Alpers).

Secretary Alpers 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, John Gresham, Dick Herman and Daniela Prowizor-Lacayo. Jane Usher 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 22 Stakeholders and guests.

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

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no such comments.

III. CHAIRPERSON’S REPORT

A. GWNC Monthly Land Use Update.

There was no report.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of January 28, 2025 Minutes.

The following corrections were requested: page two, Item #5. B.: correct “Neighbor John Darler” to “Local businessperson John Duerler.”

MOTION (by Mr. Alpers, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its January 28, 2025 Meeting as corrected.

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

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

Early Planning Report Summaries for GWNC Area” were reviewed. It was agreed to Agendize the / invite[ing] a representative of the 666 S La Brea Ave. (Historic-Cultural Monument application for the Southern California Telephone Company Exchange) to present to the Committee.

V. **Old Business** (Discussion and Possible Action).

- A. 200-202 S. Orange Drive: Update and discussion with neighbors and stakeholders with regards to the change of use for the property located at 200 S. Orange. 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; DC5.

Michelle Flores, a Field Deputy for L.A. City District Five Councilmember Katy Yaroslavsky [ofc. 213-473-7005; Michelle.Flores@LACity.org; <https://councildistrict5.LACity.gov>], with Alan Zipper, CD5 Director of Community Relations, reported regarding 200 S. Orange Dr. that the Owner applied for a CUP and received instructions. Concerns can be sent to Alexander.Truong@LACity.org or CD5. Mr. Zipper said “we did not see any proof” of an illegal daycare being run.

Resident Leslie Maisel doubted that City Inspectors inspected “on a Saturday when . . . children . . . are outside” or “on a Friday night.” She said Inspectors “were not let in” to the property; that City staff have, “for a year-and-a-half” seen videos of children outside; and that children have run into the street. Property Owner Rabbi J.D. Kalmenson stated that “there is no licensed or unlicensed childcare . . . They are supervised. . . [It’s] simply children coming with their parents . . . People know my number . . . We are working with the CUP . . . and making sure that everything is in compliance . . . [with] legal assistance . . .” Ms. Carroll believed there was “a lack of communication” between the Owner and neighbors. Neighbor Cindy Chvatal encouraged the Committee and the Board to reconsider their position regarding the property. Neighbor Judith DeWitt said “the Rabbi has not made any effort to talk with the neighbors . . . There are children packed into the garage . . . [Synagogue members] don’t let [Inspectors] in . . .” She claimed that synagogue members have brought trucks to move furniture out when they know Inspectors are going to inspect, then back in after inspections. Bennett Wolk said it took the synagogue “a year to apply for the CUP,” well after it began operating and that “there’s parking issues, there’s noise issues.”

MOTION (by Mr. Gresham, seconded by Ms. Carroll): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board write a letter of support for the efforts of Councilwoman Katy Yaroslavsky and the CD 5 staff toward mitigating the issues raised between the congregation of Beis Misrash at 200/202 South Orange Drive and neighbors.

DISCUSSION: There was discussion of what the GWNC has done and can do. Resident Mark Vellen said that Inspectors “were not allowed to do inspections . . . It’s all factual . .

. The property Owner has not acted in good faith . . . Several Inspectors did go there and were not allowed to do inspections . . . It's been remodeled substantially . . . turned into a singular property that's an institution" that "on Saturdays over a hundred people are attending . . . 150 people on Friday nights . . ." Ms. Chvatal suggested a meeting between nearby neighbors and the Rabbi.

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

The next Agenda Item addressed was Item #II.

VI. New Business (Discussion and Possible Action).

A. None at this time.

VII. REQUESTS FOR FUTURE AGENDA ITEMS (Discussion and Possible Action)

A. None at this time.

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, March 25 at 6:30 pm via Zoom.

Mr. Curran noted the above.

XI. ADJOURNMENT

Mr. Curran **ADJOURNED** the Meeting with no opposition at 7:56 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>.