

**Greater Wilshire Neighborhood Council  
Governing Board Members**

President - Conrad Starr  
Vice President - John Gresham  
Secretary - Erika Stuart  
Treasurer - Patricia Carroll

Area 1 - Brookside: Tony Gittelson  
Area 2 - Citrus Square: Jeffry Carpenter  
Area 3 - Country Club Heights: *Vacant*  
Area 4 - Fremont Place: Julie Dalton  
Area 5 - Hancock Park: Jennifer DeVore  
Area 6 - La Brea-Hancock: Sixto Sicilia  
Area 7 - Larchmont Village: Natalie Irby  
Area 8 - Melrose: Richard Gano  
Area 9 - Oakwood/Maplewood/St. Andrews:  
Rochelle Lewis  
Area 10 - Ridgewood-Wilton/St. Andrews Square:  
Patricia Carroll  
Area 11 - Sycamore Square: Isaac Zakon  
Area 12 - Western-Wilton: MJ Anderson  
Area 13 - Wilshire Park: John Gresham  
Area 14 - Windsor Square: Gary Gilbert  
Area 15 - Windsor Village: Drew Kiesow  
At Large: Mark Alpers  
Renter: Dave Cavalier  
Business: Romi Cortier  
Education: Scott Appel  
Religion: Eli Chitrik  
Other Nonprofit: Brian Curran

**CITY OF LOS ANGELES  
CALIFORNIA**



**GREATER WILSHIRE  
NEIGHBORHOOD COUNCIL**

**Land Use Committee Meeting Agenda**

Tuesday, August 26, 2025 at 6:30 pm

**ZOOM LINK:**

<https://us02web.zoom.us/j/91527869326>

Or call Toll Free: 833 548 0282

Webinar ID: 915 2786 9326

**Supporting documents available at:**

[www.greaterwilshire.org/LUCdocs/](http://www.greaterwilshire.org/LUCdocs/)

**GWNC Land Use Committee:**

Chair – Brian Curran - Area 14  
Secretary - Mark Alpers - Area 5  
Patricia Carroll - Area 10  
Rory Cunningham - Area 10  
Karen Gilman - Area 7  
John Gresham - Area 13  
Dick Herman - Area 10  
Daniela Prowizor-Lacayo - Area 1  
Jane Usher - Area 14

**Direct Committee Inquiries to:**

(323) 539-GWNC (4962)  
[landuse@greaterwilshire.org](mailto:landuse@greaterwilshire.org)

일시 광역주민의회  
토지사용 위원회  
정기회의 의제

*Concejo Vecinal de Greater  
Wilshire - Comité sobre uso del  
suelo - Agenda de reunión  
ordinaria*

**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.**

*The Neighborhood Council system enables civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an elected advisory body to the City of Los Angeles, made up of volunteer stakeholders who are devoted to the mission of improving our communities and bringing government closer to us.*

**I. WELCOMING REMARKS 환영 연설 Comentaríos de bienvenida**

- A. Call to Order (Brian Curran)
- B. Roll Call (Mark Alpers)

**II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS 의제 비포함 안건에 대한 일반  
공중 언급 Comentario público general sobre temas no incluidos en la agenda**

(Time may be limited to 2 minutes per speaker at the discretion of the chairperson)

**III. CHAIRPERSON'S REPORT**

- A. GWNC Monthly Land Use Update

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

- A. Review and Adoption of June 24, 2025 Minutes
- B. Review and Adoption of July 22, 2025 Minutes
- C. Review of New Cases Report for possible future action items

**V. OLD BUSINESS (Discussion and Possible Action)**

- A. **200 S. Orange Dr.** (Beis Medrash of Hancock Park): Conditional Use Permit for use of an existing residence for religious services. 1,847 sqft of the first floor within the main building and 419 sqft of the detached building will be used for religious purposes. A **Public Hearing** has been scheduled by the City Planning Department for **September 10, 2025 at 9:30am** via Zoom: <https://planning-lacity-org.zoom.us/j/84842502318>. Case no: ZA-2024-6488-CU2. Zoning: R2-1. Area 2: Citrus Square; CD 5.

**VI. NEW BUSINESS** (Discussion and Possible Action) [Note: Items in italics below were unconfirmed at publication and may be postponed until a later date.]

- A. The [ED1 Case Summary](#) on LA City Planning's website has not been updated since June 3, 2025. It is not reasonable to assume or believe that no ED1 projects have been filed for in the City of Los Angeles in over 2 months. City planners have not responded to inquiries.

**VII. REQUESTS FOR FUTURE AGENDA ITEMS** (Discussion Only)

- A. **4938 W. Maplewood Ave:** (Lauren Huynh) Filing date: 7/30/25. Demolition of a duplex and new construction of a 100% affordable, 4-story, Type VA residential building with 33 studio, one & two-bedroom units (26 LI, 6 MI, & 1 MGR) and no parking, using AB 1763/AB 2345 density bonus on and off-menu incentives. Case no: EAR-2025-4274-AH-RED1-VHCA. Zoning: R3-1. Area 9: Oakwood/Maplewood/St. Andrews; CD 13.
- B. **600 S. La Brea Ave.** (& 6th): (Mike Obogeanu) Filing date: 3/18/25. CUB to sell a full line of alcohol for on-site consumption in conjunction with a new 5,707 sf restaurant having 324 total seats. Hours of operation: 7am-2am, daily. Case no: ZA-2025-1630-CUB. Zoning: C2-1. Area 6: La Brea-Hancock; CD 5.

**VIII. PROJECTS COVERED BY OTHER BOARDS** (for Information Only)

- A. **146 S. Arden Blvd.** (Windsor Square HPOZ): Filing date: 7/30/25. COA for a 2-story 1,260 sqft addition and alterations to an existing 1-story home. Case no: DIR-2025-4261-COA.

**IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION** (Discussion and Possible Action)

- A. **Mills Act Draft Policy Updates:** Since 1996, the Mills Act program has served as Los Angeles's primary financial incentive for historic preservation, offering property tax savings for owners who invest in the rehabilitation and restoration of historic buildings. In response to a [motion](#) adopted by the City Council ([Council File No. 23-0331](#)), LA City Planning prepared a [Draft Policy Updates and Ordinance Amendments document](#) for the Mills Act program based on the [2022 Assessment Report](#) completed by historic preservation consultant, Chattel, Inc., and subconsultant, AECOM. The goals of the proposed updates and amendments outlined in the document are the long-term sustainability of the program and a more equitable distribution of program benefits throughout the city.

**X. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS** (Discussion and Possible Action)

A. **Next GWNC Land Use Committee Meeting** will be held on Tuesday, September 23 at 6:30pm via Zoom.

## **XI. ADJOURNMENT**

**VIRTUAL MEETING TELECONFERENCING INSTRUCTIONS / PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** – Every person wishing to address the Board/Committee should dial **(669) 900-6833** or **(877) 853-5257** and enter **915 2786 9326**, then press # to join the meeting. To address the Board on any agenda item before the Board takes action on that item, the public is requested, when prompted by the chairperson, to dial \*9 (if connecting by phone) or press the “raise hand” button (if using the Zoom app). Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda but which are within the Board’s jurisdiction will be heard during the General Public Comment period. The Board is prevented from acting on a matter brought to its attention during the General Public Comment period; however, it may become the subject of a future Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the chairperson.

가상 회의 원격 회의 지침 / 주민회의 회의에서 대중의 의견 제시: 이사회/위원회에서 연설을 원하는 모든 사람은 (669) 900-6833 또는 (877) 853-5257로 전화하여 915 2786 9326를 입력한 다음 #을 눌러 회의에 참여해야 합니다.

의장이 지시할 때 대중은 \*9(전화로 연결하는 경우)를 누르거나 "손들기" 버튼(Zoom 앱을 사용하는 경우)을 눌러 위원회에서 의제에 대해 연설하도록 요청받습니다. 위원회가 항목에 대한 조치를 취하기 전에 항목. 의제 항목에 대한 공개 의견은 해당 항목이 고려될 때만 청취됩니다. 의제에 나타나지 않고 이사회 관할권에 속하는 기타 문제에 대한 공개 의견은 일반 공개 의견 수렴 기간 동안 청취됩니다. 위원회는 일반 대중 논평 기간 동안 귀하가 위원회에 전달한 문제에 대해 조치를 취할 수 없습니다. 그러나 이는 향후 이사회 회의의 주제가 될 수 있습니다. 공개 의견은 의장이 조정하지 않는 한 발언자당 2분으로 제한됩니다.

**INSTRUCCIONES PARA LA TELECONFERENCIA DE REUNIÓN VIRTUAL / COMENTARIOS DEL PÚBLICO EN LAS REUNIONES DEL CONSEJO VECINDARIO** - Toda persona que desee dirigirse a la Junta/Comité debe marcar **(669) 900-6833** o **(877) 853-5257** e ingresar al **915 2786 9326**, luego presionar # para unirse a la reunión. El GWNC hará esfuerzos razonables para acomodar a cualquier miembro del público que solicite una adaptación para participar en la reunión, proporcionando una ubicación física de acceso público para que el miembro del público pueda participar; brindando acceso a la tecnología necesaria para participar en la reunión. , o identificar ubicaciones o recursos disponibles que podrían brindar al público la oportunidad de participar en la reunión. Se solicita al público que marque \*9 (si se conecta por teléfono) o presione el botón "levantar la mano" (si usa la aplicación Zoom), cuando se lo solicite el presidente, para dirigirse a la Junta sobre cualquier agenda. antes de que la Junta tome acción sobre un tema.

Public comment cannot be required to be submitted in advance of the meeting. Only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, or if members of the public are unable to provide public comment or be heard due to issues within the Greater Wilshire Neighborhood Council’s control, the meeting must be recessed or adjourned.

**TRANSLATION SERVICE** – If you need translation service, please contact the GWNC Secretary at (323) 539-4962 or [info@greaterwilshire.org](mailto:info@greaterwilshire.org) at least 72 hours before the event.

번역 서비스 – 번역 서비스를 요청하려면 행사 개최 72시간 이전까지 주민회의에 알려주시기 바랍니다. 이사회 사무국 연락처 (323) 539-4962 또는 [info@greaterwilshire.org](mailto:info@greaterwilshire.org) 에 접속하시기 바랍니다.

**SERVICIOS DE TRADUCCIÓN** – Si requiere servicios de traducción, favor de avisar al concejo vecinal 72 horas antes del evento. Por favor contacte al secretario de la mesa, al (323) 539-4962 o [info@greaterwilshire.org](mailto:info@greaterwilshire.org).

**SB 411 UPDATES** – The GWNC shall make reasonable efforts to accommodate any member of the public that requests an accommodation to participate in the meeting, by providing a publicly accessible physical location for the member of the public to participate from, providing access to technology necessary to participate in the meeting, or identifying locations or resources available that could provide the member of the public with an opportunity to participate in the meeting. In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body’s control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the

meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1. (C) The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. (D) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate. (E) (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (D), to provide public comment until that timed public comment period has elapsed. (ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public Comment. (iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

**THE AMERICANS WITH DISABILITIES ACT** – As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 72 hours prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment by email: [NCSupport@lacity.org](mailto:NCSupport@lacity.org) or phone: (213) 978-1551.

**PUBLIC ACCESS OF RECORDS** – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website at <http://www.greaterwilshire.org> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact [info@greaterwilshire.org](mailto:info@greaterwilshire.org) or (323) 539-4962.

**RECONSIDERATION AND GRIEVANCE PROCESS** – For information on the GWNC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the GWNC Bylaws. The bylaws are available at our Board meetings and on our website at <http://www.greaterwilshire.org>.

**NOTICE TO PAID REPRESENTATIVES** - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).

**PUBLIC POSTING OF AGENDAS** GWNC agendas are posted for public review in the following locations:

- Our website <http://www.greaterwilshire.org>
- Display case at the Wilshire Ebell Theater 4401 W. 8th Street, Los Angeles, CA 90005
- Via e-mail - subscribe at [www.greaterwilshire.org/list](http://www.greaterwilshire.org/list)
- By subscribing to L.A. City's Early Notification System at <https://lacity.gov/government/subscribe-agendas/neighborhood-councils>