

**Greater Wilshire Neighborhood Council
Governing Board Members**

President - Jennifer DeVore
Vice President - John Gresham
Secretary - Erika Stuart
Treasurer - Patricia Carroll
Asst. Secretary - Dave Cavalier

Area 1 - Brookside: Tony Gittelson
Area 2 - Citrus Square: Erika Stuart
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: Conrad Starr
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: Charles D'Atri
Other Nonprofit: Brian Curran

**CITY OF LOS ANGELES
CALIFORNIA**



**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

**Land Use Committee Meeting Agenda
Tuesday, October 28, 2025 at 6:30 pm**

Marlborough School (In-Person)
250 S. Rossmore Ave., Room C115
(Parking lot off 3rd St.)
Los Angeles, CA 90004
Supporting documents available at
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

월서 광역주민의회
토지사용 위원회
정기회의 의제

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

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 Comentaros de bienvenida

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

**II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS 의제 비포함 안전에 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 August 26, 2025 Minutes
- B. Review of the New Cases Report for possible future action items

V. OLD BUSINESS (Discussion and Possible Action)

- A. Cindy Chvatal will give an update on efforts to address the impacts of SB 79, recently signed into law by the Governor.

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. **Proposed Ground Lease Agreement between LADOT and Larchmont Properties, Ltd. for Municipal Lot No. 694:** The Los Angeles Department of Transportation (LADOT) seeks to enter into a long-term agreement with Larchmont Properties, Ltd. for Lot No. 694, located at 209 N. Larchmont Blvd, in return for conveyance of Subterranean Lot No. 732, located at 218 N. Larchmont Blvd, to LADOT.

VII. REQUESTS FOR FUTURE AGENDA ITEMS (Discussion Only)

- A. **Proposed Street Vacation on Carling Way between Sycamore Ave. and S. Orange Dr:**
The vacated street will be used for parking and vehicle deliveries for the Beverly Hills BMW Service Center at 5151 Wilshire Blvd. Area 6: La Brea-Hancock; CD 5.

- B. **4938 W. Maplewood Ave: (Terminated)** 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, and 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.

New Case Filed on 10/16/25: Demolition of a duplex and new construction of a 100% affordable, 4-story, Type VA residential multifamily building with 32 one, two, and three bedroom units (24 LI, 7 MI, 1 MGR) and no parking, using AHIP on and off menu incentives. Case No: EAR-2025-5803-DB-AH-HCA-RED1.

- C. **959 S. Crenshaw Blvd. (& Olympic - Rite Aid):** (Jordan Beroukhim) Filing date: 7/9/25. Demolition of existing uses, and the construction, use, and maintenance of a new 6-story, Mixed-Use 100% affordable housing project, consisting of 147 residential dwelling units (inclusive of one (1) market rate manager's unit) and 2,250 sf of Commercial Space. Case No: ADM-2025-3813-DB-VHCA-RED1. Zoning: CR-1VL. Area 15: Windsor Village; CD 5.

- D. **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. 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, November 25 at 6:30 pm via Zoom.

XI. ADJOURNMENT

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

번역 서비스 – 번역 서비스를 요청하려면 행사 개최 72시간 이전까지 주민의회에 알려주시기 바랍니다. 이사회 사무국 연락처 (323) 539-4962 또는 info@greaterwilshire.org 에 접촉하시기 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.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – Comments from the public on other matters not appearing on the agenda that are within the committee’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future meeting.

주민의회 회의의 공공 입력 – 위원회의 관할권 내에 있는 의제에 나타나지 않는 기타 문제에 대한 대중의 의견은 일반 대중 의견 수렴 기간 동안 듣게 됩니다. 브라운 법에 따라 위원회는 일반 대중 의견 수렴 기간 동안 귀하가 주의를 기울이는 문제에 대해 조치를 취할 수 없습니다. 그러나 일반 대중이 제기한 문제는 향후 회의의 주제가 될 수 있습니다.

OPINIONES DEL PÚBLICO EN LAS REUNIONES DEL CONCEJO VECINAL – *Los comentarios del público sobre otros asuntos que no aparecen en la agenda y que están dentro de la jurisdicción del comité se escucharán durante el período de comentarios del público general. Tenga en cuenta que, según la Ley Brown, el comité no puede actuar sobre un asunto del que usted le informe durante el período de comentario público general; sin embargo, el tema planteado por un miembro del público puede convertirse en el tema de una reunión futura.*

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
 - **By subscribing to L.A. City’s Early Notification System at**
<https://lacity.gov/government/subscribe-agendas/neighborhood-councils>
-

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, assistive 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 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org.

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 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. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.