

Greater Wilshire Neighborhood Council ("GWNC")
Land Use Committee Meeting Minutes, Tuesday, May 27, 2025
Approved June 24, 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 HYPERLINK "<http://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 online. Secretary Mark Alpers called the meeting to order at 6:33 p.m.

B. Roll Call (Mark Alpers).

Secretary Alpers called the roll. Six of the nine Committee Members were present online at the Roll Call: Mark Alpers (Secretary), Patricia Carroll, Karen Gilman, John Gresham, Dick Herman and Jane Usher. Brian Curran (Chair) arrived later. Rory Cunningham and Daniela Prowizor-Lacayo were 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 HYPERLINK "<https://greaterwilshire.org/bylaws-board-rules>"). To apply to become a Member, see HYPERLINK "<http://www.GreaterWilshire.org>" www.GreaterWilshire.org. Also attended: seven Stakeholders and guests.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Resident Sam Uretsky updated on the two proposed ED-1 projects at 531 N. Larchmont Blvd. and 507 N. Larchmont Blvd. The City Planning Department reviewed and approved, as complete, the applications for both projects. Under ED-1 Guidelines, the City must act on the 531 N. Larchmont Blvd. project by June 13, 2025 and act on the 507 N. Larchmont Blvd. project by June 29, 2025. Mr. Uretsky thanked Mr. Curran for authorizing the Upper Larchmont Working Group, and thanked the Committee for its past efforts to oppose these projects. Mr. Uretsky noted resident John Kaliski's CPIO for Upper Larchmont that resulted from the Working Group's efforts. He also noted that LUNA and Larchmont neighbors are engaged with the Livable Communities Initiative as a solution for Upper Larchmont and that it was through the Upper Larchmont Working Group that Larchmont was first introduced to Livable Communities. Ongoing meetings are being held with Council District (CD)

13. He said “the neighborhood is still engaged . . . to remedy the situation.”

Committee Member Brian Curran arrived at this time (6:38), making seven Members present (the Land Use Committee quorum was five).

Mr. Uretsky reported that CD 13 offered to “try to mitigate the damage . . . to get the architects to modify some of the more extreme elements of their plan . . . “

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 March 25, 2025 Minutes.

No corrections or amendments were made.

MOTION (by Ms. Gilman, seconded by Ms. Usher): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its March 25, 2025 Meeting.

MOTION PASSED unanimously by a voice vote; zero opposed; zero abstained.

B. Review of New Cases Report for possible future action items.

New cases filed with Los Angeles City Planning were reviewed.

V. Old Business (Discussion and Possible Action).

A. None at this time.

VI. New Business (Discussion and Possible Action).

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

A. 307 N. Wilton Pl. (& Beverly): (Fernando Diaz) Filing date: 3/11/25. A tract map with 5 condominium units with two yard adjustments due to street dedications. Case no: TT-83637-CN. Zoning: R3-1. Area 7: Larchmont; Council District 13.

Mr. Diaz, of ANE Consulting, Inc., presented. It originally was a triplex apartment building; the owner decided last year to convert to condos. It’s still under construction and paperwork needs to be finalized. A 15½-foot dedication would be on Beverly, with “no street widening.” There’d be a 25-foot building line along Beverly. The front yard became 9½ feet wide. The building line will match adjacent buildings. He said that “we would put the front yard at that dedication.” He said that “the building is like 90% done on the inside . . . We’re asking for your support . . . with the adjustment for the front yard.” There’d be 10 parking stalls, two per unit. He showed slides and photos, including site,

landscaping and other plans. There must be a Planning Case because condos are being built. They're requesting the same requirements as for constructing apartments. Mr. Gresham said "we're talking about a conversion to condos before its even occupied"; Mr. Diaz replied, "correct." Ms. Gilman relayed that a neighbor said that he "has no problem with the construction." Mr. Diaz said "the sidewalk may be a bit bigger on Beverly . . ." There's no Hearing date yet. He said "we're trying to get Engineering to send a report to Planning." Ms. Usher said that Mr. Diaz' photos show "no articulation, no landscaping . . . the least expensive materials have been used . . . [It's] a concrete box." Mr. Gresham said it's "a big white box" that doesn't fit in with the neighborhood. Ms. Gilman reported that "it's improved over the pictures we're looking at here"; some landscaping has since been added. Mr. Diaz said that the project came to him after it already was designed. Mr. Curran read from a "Revised Project Description" provided by Mr. Diaz. Ms. Usher suggested that the Committee's Motion include a condition regarding rooftop deck noise mitigation measures. Mr. Gresham suggested adding Motion wording to prohibit "commercial uses."

MOTION (by Ms. Usher, seconded by Mr. Alpers): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board approve, for 307 N. Wilton Pl., a "Tentative Tract Map," per L.A.M.C. 17.03, for a one-lot, five-unit condominium development for an under-construction multi-family building with 10-car garage with rooftop decks and no guest parking per AB 2097 and an "Adjustment" per L.A.M.C. 17.03, to observe a front yard of 9.5' in lieu of the required 15' per the R3 zone due to a required 15.5' street dedication along Beverly Blvd., subject to the addition of a Condition of approval that prohibits:

the use of the rooftop decks between 10 p.m. – 7 a.m.

the use of amplification of sound on the rooftop decks at all times; and

commercial use of the rooftop decks.

as presented on May 27, 2025.

AB 2097, not 2027

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

- B. 3411 Olympic Blvd. (& Gramercy) / Hotel Koxie: (Bill Robinson) Filing date: 3/18/25. Permit to allow 6 additional guest rooms to an existing 50 room hotel and to allow extending the full line of alcohol to the Hotel Lobby Cafe. Case no: ZA-2025-1626-CUB-CU2-ADJ. Zoning: C2-1. Area 3: Country Club Heights; Council District 5.

Mr. Robinson presented. The five-story Hotel Koxie has, since its 1987 opening,

had a full-line approval and an existing CUB. He said they've never had any complaints or "problems with the neighbors"; it's "a business in good standing" serving "Continental American food" to 56 indoor seats that would have the same operating hours. The six additional "hotel guest" rooms would replace the current second-floor banquet room which "has not been used for a long time." "We're not proposing any entertainment, dancing, happy hours . . . in every sense of the word." He noted the attraction of Koreatown for international visitors. Mr. Robinson was "completely in agreement" with not facilitating nuisances by having private party rooms.

MOTION (by Ms. Gilman, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council (GWNC) Land Use Committee recommends that the GWNC Board approve a permit to allow six additional guest rooms to an existing 50-room Hotel Koxie, located at 3411 Olympic Blvd., and allowing a full line of alcohol to the Hotel Lobby Café, Case #ZA-2025-1626-CUB-CU2-ADJ.

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

- C. 5224 Wilshire Blvd. (& La Brea) / Maru Sushi: (Hana Oh) Filing date: 3/25/25. Plan approval in accordance with condition no. 6 of case no. CPC-2008-9909-GPA-VZC-HD-BL-CUB-ZAA-SPR-CDO to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a 2,389 sf restaurant with 38 interior seats. Hours of operation: 10am-2am, daily. Case no: CPC-2008-9909-GPA-CUB-HD-BL-SPR-ZAD-CDO-PA4. Zoning: [Q]C4-2D-CDO. Area 11: Sycamore Square; Council District 5.

Ms. Oh presented. She said "it's all Permitted." Mr. Gresham noted that it is "diagonally across from the Metro station." Mr. Alpers said that nearby restaurants close by 10:00 p.m. Ms. Usher said that the restaurant's 2017 Plan Approval operating hours are 9:00 a.m. – 10:00 p.m. Ms. Oh said that the Plan Approval allows 7 a.m. - 2 a.m. operating hours and that there're nearby restaurants that close after 10 p.m. She said they're trying to use the original 2009 Approval. Ms. Usher said that a 2018 clarification letter indicates that the restaurant is supposed to have a "security guard until one hour after closing." Mr. Gresham said that "Maru Sushi in Santa Monica closes at midnight." Ms. Oh said that the Owner needs to expand the operating hours until 2:00 a.m. "to keep the business open" because the rent and insurance "are very high." She said that the Owner expects more business after the Metro Station opens.

MOTION (by Mr. Alpers, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council (GWNC) Land Use Committee recommends that the GWNC Board of Directors support Plan Approval for the restaurant located at

5224 Wilshire Blvd., Case No: CPC-2008-9909-GPA-CUB-HD-BL-SPR-ZAD-CDO-PA4, to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a 2,389 square-foot indoor and 690 square-foot outdoor, 3,097 total square-foot, restaurant with 38 interior seats and 20 exterior seats between the hours of 10 a.m. and 12 a.m.

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

VII. REQUESTS FOR FUTURE AGENDA ITEMS (Discussion Only)

[The following sub-section first paragraph(s) is/are copied from the Agenda.]

A. 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; Council District 5.

Mr. Curran said the restaurant would be “in the former brewery.” No representative has presented to the Committee.

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.

Ms. Gilman reported that SB 79 “is still alive in the [State] Senate.” Mr. Curran believed that “this is going to be immensely disruptive.” Mr. Gresham noted that “it’ll affect every legislator’s local district.” Ms. Usher reported that the LA City Attorney sent a letter saying “how costly this would be for local cities.”

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

A. Next GWNC Land Use Committee Meeting will be held on Tuesday, June 24 at 6:30 pm via Zoom.

Ms. Usher reported that “no one walks anymore” because street lights on her block have been out “for over a year”; CD 13 told her that other CD 13 areas “have suffered outages longer than you.” She’s been paying a Special Lighting District assessment since 2014. Also, prostitution “has spilled over to my block”; she and a neighbor “pick up the condoms in the morning.” Mr. Uretsky said that “many neighbors” on the east side “of Larchmont are reporting the same thing . . .

overflow from the prostitution . . .” Mr. Gresham suggested asking the County where Special Lighting District funds are going. Ms. Usher reported that the Police have been emailed and called; the SLO “never replies.”

Mr. Curran noted the next meeting date and time.

XI. ADJOURNMENT

Mr. Curran **ADJOURNED** the Meeting with no opposition at 8:54 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 HYPERLINK "http://greaterwilshire.org/land-use-committee-agendas-minutes" <http://greaterwilshire.org/land-use-committee-agendas-minutes>.

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