

Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, June 24, 2025
Approved August 26, 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>" 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 6:34 p.m.

B. Roll Call (Mark Alpers).

Secretary Alpers called the roll. All nine 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, Daniela Prowizor-Lacayo and Jane Usher. No one 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 HYPERLINK "<https://greaterwilshire.org/bylaws-board-rules>"). To apply to become a Member, see HYPERLINK "<http://www.GreaterWilshire.org>" www.GreaterWilshire.org. Also attended: at least six Stakeholders and guests.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no public comments at this time.

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 May 27, 2025 Minutes.

The following amendment was requested: page three, Item #VI. A.: amend “. . . and no guest parking per AB 2027 . . .” to “. . . and no guest parking per AB 2097 . . .”

MOTION (by Mr. Alpers, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its May 27, 2025 Meeting as amended.

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

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

It was indicated that there were no new cases except for the HPOZ Item in Item #VIII.

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

A. Status of ED1 projects at 507 & 531 N. Larchmont Blvd.

Resident Sam Uretsky reported that both addresses received letters of compliance from the City of Los Angeles and are now entitled to move forward to obtain building permits and eventually construction. Mr. Uretsky further noted that more ED 1 projects on North Larchmont are likely and requested that the LUC and the GWNC Board renew its opposition to these projects.

MOTION (by Mr. Alpers, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board approve the following motion:

Regarding the Letters of Compliance issued by the Department of City Planning on June 13, 2025, for the projects proposed for 531 N. Larchmont Blvd, Case FileADM-2025-34-DB-RED1-VHCA, and 507 N. Larchmont, Case File ADM-2024-8029-DB-VHCA-RED1, the community has worked for several years towards a model affordable housing vision for Upper Larchmont, as embodied in the Livable Communities component of the Housing Element. This vision will not be able to be realized if these two projects go forward.

Because there is a much more thoughtful plan for upper Larchmont, and given the many failures of the two projects, as detailed in the attached motions of opposition passed by the GWNC on February 12, 2025, the Greater Wilshire Neighborhood Council will send a letter to the Department of City Planning, the Department of Housing, the Department of Building and Safety (LADBS), Council District 13 Councilmember Hugo Soto-Martinez, and to Mayor Karen Bass:

(a) objecting to Planning and Housing’s disregard of the serious issues addressed in the Board’s motions in opposition to 507 N. Larchmont Blvd. and 531 N.

Larchmont Blvd. passed on February 12, 2025, none of which were remedied during the assessment leading to the issuance of the Letters of Compliance;

(b) demanding in light of this failure to appropriately weigh the Board's and the community's concerns, that Planning and Housing, assisted by the Councilmember and the Mayor, take an extraordinary review of the approval process of these projects to address these serious deficiencies;

(c) requesting that Planning, Housing, the Councilmember and the Mayor engage in a proactive, positive dialogue with the Livable Communities Initiative (LCI) and the community to realize the LCI plan for Upper Larchmont, including allocating resources to assist the community in developing the Livable Communities component in the Housing Plan for Upper Larchmont; and

(d) alerting LADBS to the multiple problems identified in the Board's February 12, 2025 motions opposing 507 N. Larchmont Blvd. and 531 N. Larchmont Blvd. that will require rigorous LADBS review and evaluation during the permitting process.

DISCUSSION: Mr. Uretsky said that HVAC noise issues previously were addressed.

Guest Todd Carlson said that the Manager's unit on the top floor is one-tenth the size of the building while the size affordable units is extremely small.

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

VI. New Business (Discussion and Possible Action).

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

- A. 320 S. La Brea Ave. (& 3rd) / Spelling Thai Bistro: (Roschard Paticchio-Stein)
Filing date: 4/24/25. Administrative clearance under the Restaurant Beverage Program (RBP) to allow the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with an existing restaurant. Case no: ADM-2025-2396-RBPA. Zoning: C2-1. Area 6: La Brea-Hancock; CD 5.

No representative was present. There was no discussion, and no Motion was made or vote taken.

- B. Council Motion Directing Study of Elimination of Parking Requirements: On June 10, 2025, the LA City Council PLUM Committee made a motion that the Department of City Planning, in consultation with the Department of Building & Safety, be instructed to report with recommendations regarding the feasibility and

cost-benefit analysis of citywide elimination of off-street parking requirements for new development and changes of use.

Mr. Alpers explained the above. The elimination would cover everything, including AB 2097 and ED 1 projects.

MOTION (by Mr. Alpers, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board comment on the proposed Los Angeles City PLUM Committee motion that the Department of City Planning, in consultation with the Department of Building and Safety, be instructed to report with recommendations regarding the feasibility and cost-benefit analysis of citywide elimination of off-street parking requirements for new developments and changes of use for the purpose of recommending and requesting that any such feasibility study include a site-specific citywide survey that identifies areas with excess unused parking capacity and that compares those areas to the new housing proposed in the City's adopted Housing Element.

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

- C. 6721-6727 Melrose Ave. (Request for WDI): The project involves the demo of the existing commercial building and the construction, use, and maintenance of a new 32-unit, (6) story residential building, over one subterranean and one at-grade level of parking, plus commercial and lobby area on the ground floor. The applicant has filed a Waiver of Dedication and Improvement to request relief from the required two-foot dedication along Mansfield Ave. and relief from required improvements along both Mansfield and Melrose, to not provide a new integral concrete curb, gutter, 12-foot wide concrete sidewalk with tree wells or minimum 5-foot wide concrete sidewalk with landscaping of the parkway; and to request relief from constructing new curb ramps at the intersection per BOE standard and Special Order 04-0222. The applicant is also requesting relief from the 20-foot radius property line return or 15 by 15-foot corner cut dedication at the intersection of Mansfield and Melrose. The applicant is not requesting relief from the requirement of reasonably repairing and replacing any damaged or cracked pavement or concrete, and is not requesting relief from alley improvements. [The project was supported by both the LUC and GWNC, as presented to the LUC on August 27, 2024. The deadline to submit comments is June 20, 2025; a request for an extension to comment has been sent.] Filing date: 6/03/25. Case no: CPC-2024-2365-DB-WDI-VHCA. Zoning: [Q]C2-1XL-CPIO. Area 8: Melrose; CD 5.

Rep. Olivia Joncich showed slides and reviewed project history and goals.

MOTION (by Ms. Prowizor-Lacayo, seconded by Mr. Herman): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board recommend that the City deny the applicant's request for a Waiver

of Dedication and Improvement for Case No. CPC-2024-2365-DB-WDI-VHCA to provide a two-foot dedication along Mansfield Avenue and relief from required improvements along both Mansfield and Melrose to provide a new integral concrete curb, gutter, 12-foot wide concrete sidewalk with tree wells or minimum 5-foot wide concrete sidewalk with landscaping and to request relief from constructing new curb ramps at that intersection per BOE standard and Special Order 04-0222. Further, we request the City approve relief from the 20-foot radius property line return or 15 by 15-foot corner cut dedication at the intersection of Mansfield and Melrose.

DISCUSSION: There was discussion

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

- D. Committee Membership: Discussion and possible motion to recommend that the GWNC Board select Land Use Committee (LUC) members and the LUC Chair at the July GWNC Board Meeting. Possible Motion: The GWNC selects Mark Alpers (Area 5), Patricia Carroll (Area 10), Rory Cunningham (Area 10), Brian Curran (Area 14), Karen Gilman (Area 7), John Gresham (Area 13), Dick Herman (Area 10), Daniela Prowizor-Lacayo (Area 1), and Jane Usher (Area 14) as members of the Land Use Committee, with Mr. Curran to serve as Committee Chair.

MOTION (by MJG, seconded by Ms. Prowizor-Lacayo): The Greater Wilshire Neighborhood Council Land Use Committee selects Mark Alpers (Area 5), Patricia Carroll (Area 10), Rory Cunningham (Area 10), Brian Curran (Area 14), Karen Gilman (Area 7), John Gresham (Area 13), Dick Herman (Area 10), Daniela Prowizor-Lacayo (Area 1), and Jane Usher (Area 14) as members of the Land Use Committee, with Mr. Curran to serve as Committee Chair.

DISCUSSION: Mr. Uretsky supported the Motion.

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

VII. REQUESTS FOR FUTURE AGENDA ITEMS (Discussion Only)

- 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; CD 5.

Mr. Obogeanu was not present at this time. It was mentioned that the developer will be ready to present in a month or two.

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

- A. 963 S. Wilton Pl. (Wilshire Park HPOZ): Filing date: 6/09/25. Construction of three new 3-story duplexes + one attached ADU. Case no: AA-2025-3247-COC.

The above was noted.

IX. REVIEW OF PENDING LOCAL, STATE AND FEDERAL LEGISLATION

(Discussion and Possible Action)

- A. SB 79: Since the last GWNC Land Use Committee and Board Meeting, this bill was approved by the Senate and is now being heard by the Assembly. The status of the bill will be discussed at the GWNC LUC meeting,

It was noted that the State Assembly hadn't yet voted upon SB 79. No Motion was made or vote taken at this meeting.

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

- A. Next GWNC Land Use Committee Meeting will be held on Tuesday, July 22 at 6:30 pm at the Marlborough School (Room C115), 250 S. Rossmore Ave, Los Angeles, CA 90004.

Ms. Gilman spoke about an ED 1 lawsuit regarding a property in the 2100 block of Cahuenga Blvd., just north of the freeway overpass, between a 101 entrance and an exit; a Hollywood United NC Board Member had sent the information to her. Ms. Usher and Ms. Prowizor-Lacayo explained that the lawsuit argues that the Mayor doesn't have the power to implement land use planning.

Mr. Curran noted the above next meeting information.

XI. ADJOURNMENT

MOTION to ADJOURN (by Mr. Curran).

MOTION to ADJOURN PASSED unanimously; zero opposed; zero abstained.

The Meeting **ADJOURNED** at 8:01 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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