

Greater Wilshire Neighborhood Council ("GWNC")
Land Use Committee Meeting Minutes, Tuesday, July 22, 2025
Approved August 26, 2025

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 at Marlborough School, Room C115, 250 S. Rossmore Ave., Los Angeles, CA 90004. Secretary Mark Alpers called the meeting to order at 6:32 p.m.

B. Roll Call (Mark Alpers).

Secretary Alpers called the roll. Seven of the nine Committee Members were present at the Roll Call: Mark Alpers (Secretary), Rory Cunningham, Karen Gilman, John Gresham, Dick Herman, Daniela Prowizor-Lacayo and Jane Usher. Patricia Carroll arrived later. Brian Curran (Chair) 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: 27 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. Alpers indicated that there was no report.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of June 24, 2025 Minutes.

Mr. Alpers requested and it was agreed to Table approval of the Minutes.

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

GWNC Administrator Julia Christiansen indicated that there were no new cases.

V. Old Business (Discussion and Possible Action)

A. None at this time.

[The following comments and discussion were made even though the Agenda says “None at this time.”] Regarding 5001 W. Wilshire Blvd at Highland Ave., there was discussion of the project’s entitlements. An eight-story apartment building had been approved for the former El Pollo Loco site. Regarding 202 S. Orange Dr., Mr. Alpers reported that the City is reviewing the CUP application map. Regarding a project in the 600 S. Orange Dr. block, Mr. Alpers reported that Permits were approved; the lot was vacant, though construction had resumed.

Committee Member Patti Carroll arrived at this time (6:38), making eight Members present (the Land Use Committee quorum was five).

VI. New Business (Discussion and Possible Action)

[The following sub-section first paragraph is copied from the Agenda.]

- A. Larchmont 2030 is a community-driven partnership with the Livable Communities Initiative (LCI) to responsibly develop Upper Larchmont. Part of the business proposition for Larchmont 2030 is the use of a single-staircase design which enables the gentle-density development with family-sized units to pencil out. There is currently an ordinance authorizing single-stair design in buildings up to six stories (CF# 25-0247) under consideration by the LA City Council with a hearing before PLUM next to be scheduled. Reboot Larchmont and LCI members will present the current plans together with an overview of community support.

Resident Sam Uretsky thanked the Upper Larchmont Working Group, John Kaliski, Patty Lombard, Jane Usher, Lindsay Sturman, Matt Thompson, the Larchmont Blvd. Association, and the Larchmont Business Improvement District for their help. Approximately 80 community members wrote support letters. Three or four groups are now “coming together . . . [to support] a sensible vision for North Larchmont.” Ms. Sturman, Mr. Thompson, Hy, and Mr. Kaliski presented. Mitzi, of Livable Communities [HYPERLINK "https://www.livablecommunitiesinitiative.com" <https://www.livablecommunitiesinitiative.com>], showed slides and presented. She described that the Initiative would add trees and slow vehicles. She reviewed people’s concerns and preferences. She said the “basic model [is] residential over retail” and that “pre-approved standard plans for ADUs” already are in place. Varied architectures and diagonal parking are possible. She believed that most people, if they could live close to work, would not own a vehicle. Mr. Uretsky said the Initiative could include public parking garages and “small-size retail.” He explained possible configurations and uses. Multiple developers would develop parcels. Ms. Sturman said, “the program would require ground-floor retail” without necessitating having a vehicle. Mr. Uretsky reported that the Larchmont

Village Neighborhood Association unanimously supports the Initiative. Buildings would have sprinklers. Mr. Kaliski noted that the DWP will have to be worked with regarding utilities. Resident Esty Cohen was concerned that there wouldn't be enough parking. Resident David Grant and another attendee noted the importance of supporting groups working together. A resident noted that current projects are not required to have parking and that this project includes parking. Resident Oliver Rosenberg noted the importance of including property owners in the project; Mr. Uretsky replied that the Initiative is working to do that. Mr. Thompson said the intention is to create a model for the City. It was noted that many adjacent owners support the project.

MOTION (by Ms. Usher, seconded by Mr. Cunningham): The Greater Wilshire Neighborhood Council Land Use Committees approves and supports Larchmont 2030, the community-driven, affordable, quality, family housing plan for Upper Larchmont Boulevard (Beverly Boulevard to Melrose Avenue) developed in partnership with the Livable Communities Initiative, and recommends that the Greater Wilshire Neighborhood Council Board approve and support the implementation of Larchmont 2030, as well as the Livable Communities Initiative that is already included in the City's recently passed Housing Element as Policy Number 131 (Livable Communities Initiative) and Policy Number 103 (Missing Middle), by writing a letter to Mayor Karen Bass, City Attorney Hydee Feldstein Soto, Council Members Hugo Soto-Martinez (CD13) and Katie Yaroslavsky (CD5), Director of Planning Vince Bertoni, Planning Executive Officer Kevin Keller, LADBS General Manager Osama Younan, Housing Department General Manager Tiena Johnson Hall, and the Mayor's Director of Planning Policy and Development Will Lamborn that supports and approves Larchmont 2030 and the Livable Communities Initiative and that requests that all levels of city government provide support, resources and expedited reviews as necessary to implement Larchmont 2030.

DISCUSSION: Mr. Uretsky and Mr. Thompson indicated that the project "would be capped at five stories."

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

B. Committee Membership:

1. Selection of Land Use Committee Secretary.

MOTION (by Mr. Gresham, seconded by Ms. Usher): The Greater Wilshire Neighborhood Council (GWNC) Land Use Committee recommends that the GWNC Board approve the continued appointment of Mark Alpers as Land Use Committee Secretary.

DISCUSSION: Mr. Alpers agreed to continue as Secretary. Mr. Uretsky supported.

MOTION PASSED unanimously by a hand vote of the eight eligible voters present with all eight in favor; zero opposed; zero abstained.

2. Discussion of LUC membership and possible modifications to Board Rules.

Mr. Alpers explained how the current Committee membership came to be. He noted that Ms. Carroll, Mr. Gresham, himself and Mr. Curran also are Board Members. There was very extensive discussion regarding Committee membership and representation. It was noted that no Neighborhood Council Committee can include more than a quorum of a quorum of Board Members. Mr. Gresham noted that Mr. Uretsky, who is not a Committee Member, has been very effective and engaged with the Committee. Mr. Uretsky urged to not change Committee membership rules.

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.

It was noted that Leopardo's Restaurant is no longer operating.

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

- A. 175 N. June St. (Hancock Park HPOZ): Demo of an existing non contributing residence and construction of new 2-story, 6,996 sf SFD over basement, with detached carport in the rear and detached patio trellis with pool bath. Filing date: 7/01/25. Case no: DIR-2025-3692-CCMP-HCA.

The above was noted.

- B. 252 S. June St. (Hancock Park HPOZ): New tudor revival, 2-story SFD over basement with detached garage in the rear yard. Filing date: 6/26/25. Case no: DIR-2025-3577-COA-HCA.

The above was noted.

- C. 4135 W. Wilshire Blvd. (Park Mile): Multi-family residential condominiums and retail. Filing date: 6/24/25. Case no: CPC-2025-3538-DB-SPPC-DRB-VHCA.

Mr. Gresham said that Terra Capital is the developer.

D. 635 S. Norton Ave: Creation of historical case file for the 1985 declined application for a historical cultural monument for Perinos Apartments. Case no: CHC-1985-30680-HCM.

Ms. Gilman reported on the above.

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)

Ms. Gilman explained that neighbors are aggrieved about a proposed tall building at 4915 Elmwood where now there's a single-family home. The parcel is zoned R-3 by right. Mr. Cunningham reported that the City Office of Historic Resources determined that the Samsung building at the northeast corner of Wilshire and La Brea didn't qualify.

A. Next GWNC Land Use Committee Meeting will be held on Tuesday, August 26 at 6:30 pm via Zoom.

Mr. Alpers noted the above.

XI. ADJOURNMENT

Mr. Alpers declared and the Committee agreed to **ADJOURN** the Meeting at 8:35 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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