



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Meeting Minutes, Tuesday, February 24, 2026
Approved March 24, 2026

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 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 6:32 p.m.

B. Roll Call (Mark Alpers).

The Secretary called the roll. All 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. 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 <https://greaterwilshire.org/bylaws-board-rules>). To apply to become a Member, see www.GreaterWilshire.org. Also attended: 10 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 and Mr. Alpers reported regarding SB 79; the Wilshire and Irving project; the Crenshaw and Wilshire project; the old sports bar restoration at 6th and LaBrea; and a 99-unit on LaBrea.

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Review and Adoption of January 27, 2026 Minutes.

No corrections or amendments were made.

MOTION (by Mr. Gresham, seconded by Ms. Prowizor-Lacayo): The Greater Wilshire Neighborhood Council Land Use Committee accepts the Minutes of its January 27, 2026 Meeting.

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.

B. Review of 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.

VI. **New Business** (Discussion and Possible Action).

A. SB 79 Implementation Report: The LA City Planning recently issued a report with recommendations about how to implement SB 79. Please review the report prior to the meeting. The LUC will discuss the report and possible recommendations to the GWNC Board.

Mr. Alpers summarized today’s L.A. City PLUM Committee meeting, which many pro-housing construction supporters attended. The Planning report is extensive. LUC Members agreed that the Planning maps are not easy to understand.

At this LUC meeting, City Planning’s “Delayed Effectuation Map” map and other slides were shown and discussed, including a “Summary of Upzoning Options to be eligible for a Citywide Delayed Effectuation” with “Option 1,” “Option 2” and “Option 3.”

Ms. Chvatal reported that, in November 2025, the L.A. City Council voted to study and fund, including mapping, only “Approach C.” The new Planning Department report, released last week, looks at Approach C with the three options. “Delayed effectuation” would prompt a three-year pause in implementing SB 79. Only three of the five PLUM Committee members attended the PLUM meeting earlier this day and, under PLUM’s quorum rules, with that attendance a unanimous vote was necessary to pass a Motion. PLUM voted 2-1 to support Approach C, Option 2 with protection for HPOZs created before 2015. This means that the PLUM Motion did not pass but will go forward as the recommendation of the PLUM Committee Chairperson.

Resident Tony Gittleson. reported that, under “Approach B,” 88% of “eligible stations under SB 79” are eligible for delayed effectuation. [In this context, “stations” does not only mean train stations; “stations” could also mean bus stops or transit stops.]

Ms. Chvatal added that, under Approach B, HPOZs are protected until 2030. There was extensive discussion of exactly what areas would be affected and how. Maps indicate that Larchmont, Brookside, LaBrea-Hancock, Sycamore Square, and other neighborhoods

would be severely affected. Ms. Prowizor-Lacayo described how difficult it is (and was, especially around 2015) to establish HPOZs and that all HPOZs should be protected.

Mr. Gittleson believed it would be better to have “more density in the quarter mile and less density in the half mile” around stations.

At the PLUM meeting, City Planning staff stated that SCAG’s maps may be available in April. The SCAG maps may lead to changes in the Planning Department report.

LUC Members agreed that the LUC needs more information before considering a Motion on this issue. It was further agreed to hold a Special Meeting on Monday, March 2nd at 6:30 p.m. via Zoom, which is before the next Board Meeting [which is on March 11th].

VII. REQUESTS FOR FUTURE AGENDA ITEMS (Discussion Only)

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

A. 810 S. Wilton Pl. (& 8th): (Ben Borukhim) Filing date: 1/15/16. Demo of an existing SFD and construction of a new 6-story, 16-unit multi-family residential building, with (2) extremely low income (ELI) units and (14) market-rate units, (5) vehicular parking spaces, balconies along the front façade, two recreation rooms, and a rooftop common open space area. Requested TOC (tier 3) incentives include: 1. Height increase (two additional stories / 22 feet) 2. Side yard reduction (30%) 3. Open space reduction (10.7%). Case no: DIR-2026-212-TOC-VHCA. Zoning: R3-1. Area 3: Country Club Heights; CD 5.

Ms. Christiansen reported that the developer agreed to present in March to the Committee.

B. 300 N. La Brea Ave. (& Beverly): (Gary Benjamin) Filing date: 1/26/26. Demo of an existing 7,224 sf. shopping center and the construction of a new 66,901 sf., 7-story, 100% affordable housing development with 99 dwelling units, including (30) studio units, (59) one-bedroom units, and (10) two-bedroom units, with 78 Low Income units, 20 Moderate Income units, and one market-rate Manager's Unit, as well as 3,200 sf. of retail space on a 15,088 sf. lot. The project also includes (47) residential automobile parking spaces and 1,023 sf. of common open space. Case no: EAR-2026-350-AH-PHP-VHCA. Zoning: C2-1VL. Area 8: Melrose; CD 5.

The project is on the northeast corner at the former location of Honey Baked Ham.

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

A. None at this time.

Mr. Gresham reported that the project at 4135-4144 Wilshire Blvd., and the Metro project at the southwest corner of Crenshaw and Wilshire, will be presented to the Park Mile Design Review Board.

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. The next GWNC Land Use Committee Meeting will be held on Tuesday, March 24 at 6:30pm via Zoom.

Mr. Curran announced that the Committee's next regular meeting will be as noted above; the special meeting will be Monday, March 2nd at 6:30 p.m. via Zoom.

XI. ADJOURNMENT

Mr. Curran declared and the Committee agreed to **ADJOURN** the Meeting at 8:08 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 <http://greaterwilshire.org/land-use-committee-agendas-minutes>.