



Greater Wilshire Neighborhood Council (“GWNC”)
Land Use Committee Special Meeting Minutes, Monday, March 2, 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 Special Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Land Use Committee was held online. Chair Brian Curran called the meeting to order at 6:31 p.m.

B. Roll Call (Mark Alpers).

The Secretary called the roll. Five of the nine Committee Members were present online at the Roll Call: Mark Alpers (Secretary), Rory Cunningham, Brian Curran (Chair), Daniela Prowizor-Lacayo and Jane Usher. Patricia Carroll arrived later. Karen Gilman, John Gresham and Dick Herman 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 <https://greaterwilshire.org/bylaws-board-rules>). Approximately fifteen Stakeholders were also present at the meeting.

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. None at this time.

V. OLD BUSINESS (Discussion and Possible Action).

A. None at this time.

VI. New Business (Discussion and Possible Action).

- A. SB 79 Implementation Report: At the February 24, 2026 meeting of the Land Use Committee, the committee discussed the City Planning Department's letter on the implementation of SB 79. After that meeting, two committee members held a conference call with Planning Department staff to obtain additional information.

Mr. Alpers reported that the GWNC sent an information request letter to Planning's Lead Planner Blair Smith, and to Planning Dept. Executive Officer Kevin Keller, especially regarding the Larchmont Blvd. area. There was a February 26th meeting with Mr. Keller. Mr. Alpers reminded that, on February 24th, PLUM passed, by a 2-1 vote, to support Approach C, Option 2, with protection for HPOZs created before 2015. A lot of PLUM meeting attendees wanted Approach C, Option 3, which allows for the densest development for the three-year period resulting from the "delayed effectuation." Eligibility of an area for upzoning depends upon its distance from a "transit station." Slides were shown, including maps. Effects on areas, such as Brookside, and on HPOZs, were discussed.

Committee Member Patti Carroll had arrived online by around 6:33, making six Members present online (the Land Use Committee quorum was five).

Emma Howard, Community Development and Planning Director for City Council District 13 [213-993-2991; Emma.Howard@LACity.org], reported that, "at this time," HPOZs, HCMs and other eligible historic resources "are probably not going to be considered."

Resident Cindy Chvatal reminded that bus routes and SCAG maps were not available to the Committee. Also, that impacts on where SB 79 will be implemented could be dramatically or not dramatically impacted. Also possibly impacting is where the K line will be going, which probably will not be operational for 30 years; it could go up to La Brea and Wilshire. There may be stations at Beverly and also at Melrose. Anything within a half mile going either way would then be impacted.

Ms. Howard described the challenge of getting information about SB 79-affected areas. She acknowledged that there're areas that don't know this is happening. The City Council discussed mailing information to everyone; however, decisions must've been made within two weeks after this meeting. She explained why some additional areas will be exempted from SB 79. "Delayed effectuation" can only be applied from now until July 1st. An authorized local program can be adopted.

There was extensive discussion of what areas may be affected and how much. Many PLUM meeting attendees had preferred Option 3; the PLUM Chair preferred Option 2 with protection for HPOZ's that were approved before 2015. Ms. Howard noted that "Option 2 is, like, the midpoint. It's got a little bit of Option 1 and a little bit of Option 2, or mostly Option 1 and a little bit of Option 3." Mr. Alpers had "drafted a Motion that is favorable to Option 1." Mr. Cunningham pointed out that, "while HPOZs

are exempt, it's not the entire HPOZ . . . Only contributing . . . structures [are exempt] . . . A non-contributing property . . . could be built on.”

MOTION (by Ms. Usher, seconded by Mr. Alpers): The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the following resolution:

WHEREAS, on February 18, 2026, the Los Angeles City Planning Department submitted a complex 69-page letter to the City Council’s Planning and Land Use (PLUM) Committee of recommended actions for the City's Implementation of SB 79 (Recommendation Letter). PLUM immediately scheduled a meeting for February 24, 2026, to hear and act on the Recommendation Letter.

WHEREAS, with two members absent, the PLUM Committee barely achieved a quorum at its February 24, 2026 hearing. Under these circumstances, a unanimous vote by the three attending committee members was required for PLUM to pass any motion. The PLUM Committee could not unanimously agree on a motion but instead forwarded a “Recommendation of the Chair” to the Planning Commission.

WHEREAS, later that same day, February 24, 2026, the GWNC Land Use Committee (LUC) met in regular session to discuss both the Recommendation Letter and the PLUM Chair's Recommendation. Due to its unanswered questions, the LUC did not take action but instead thereafter requested additional information from the Los Angeles City Planning Department and scheduled a special LUC meeting for March 2, 2026, to resume its SB 79 discussion. The requested additional information was to learn the effect of the Recommendation Letter and the Recommendation of the Chair on the Larchmont area and, by implication, on other GWNC neighborhoods.

WHEREAS, on February 26, 2026, clarifying information was provided orally and in writing to a non-Brown Act delegation of the LUC, from both Blair Smith and Kevin Keller from the City Planning Department. The written response from Blair Smith is attached as Exhibit A to this Motion and is incorporated herein. City Planning stated that for now zoning and development incentives in Larchmont will not be impacted by the City's SB 79 Implementation. The information from Blair Smith and Kevin

Keller answered the questions from the LUC regular session on February 24, 2026, and serves as the basis for this Motion.

NOW THEREFORE, in response to the foregoing City actions and answers, the GWNC LUC recommends that the Board of the GWNC adopt the following positions and that the Board promptly file a Community Impact Statement (CIS) with this Motion attached as its explanatory letter addressed to the PLUM Committee, the City Council, the Mayor's Office and the City Attorney's Office, as follows:

- The timing of PLUM's February 24, 2026 hearing, less than one week after its receipt of the complicated and far-reaching SB 79 Recommendation Letter from City Planning, failed to give the City's Neighborhood Councils and the public adequate time to review and provide input on the recommendations in time for the PLUM meeting. Due to deadlines imposed by SB 79, citizen participation between now and July 1, 2026, when the City must take final action to implement SB 79, will be extremely limited.
- Because of the extraordinary implications and impact of the SB 79 Recommendation Letter on the City's property owners, every single-family property owner currently or potentially affected by SB 79 must be notified that their single-family properties may be reclassified with incentives to permit higher density uses. Since approximately two-thirds of single-family uses may be reclassified in this manner, it is unconscionable to initiate such a massive de facto "upzoning" without actively informing all affected individuals that their fundamental quality of life is at stake.
- In implementing SB 79, the City should pursue Approach C, Option 1, as described in the Planning Department letter. Approach C, Option 1 allows up to three-story multi-family buildings in eligible single-family residential areas. In conjunction with Approach C, Option 1, the GWNC Land Use Committee also strongly recommends confirmation that all HPOZs, City-designated Historic Districts and sites/areas designated on the National Register of Historic Places also be fully protected from SB 79 development. Two of the three PLUM Committee members who attended the February 24, 2026 meeting voted to fully protect all pre-2015 HPOZs. The letter from the City

Planning Department protects “historic resources” which might be interpreted to limit protection to only contributing structures within HPOZs.

- It should be emphasized that Approach C, Option 1, with the HPOZ protection described above, if approved by the City, will be incorporated in a Delayed Effectuation Ordinance to remain in effect until approximately 2030. Therefore, this protection is temporary. Prior to the expiration of the Delayed Effectuation Ordinance, SB 79 requires either the adoption of Alternative Plans, for approval by the State, that rebalance residential growth within the City or all provisions of SB 79 will be fully implemented. The GWNC recommends that upon approval of the Delayed Effectuation Ordinance, the City allocate all necessary resources to initiate the development of Alternative Plans as soon as possible.
- Planning Department staff has stated its understanding that SB 79 implementation is exempt from the provisions of the California Environmental Quality Act (CEQA). A full CEQA analysis would disclose potentially significant impacts on air quality, transportation, and the City’s aging infrastructure systems. Recognizing that it is not possible to produce a comprehensive environmental analysis between now and July 1, 2026, the GWNC LUC recommends that any City SB 79 implementation actions provide written justification for the position that the action is exempt from CEQA.

DISCUSSION: Resident Erika Stewart thanked the Committee for recognizing Citrus Square. Guest Annie Gagan, of Hollywood Hills, thanked the Committee for its work. Resident Tony Gittelson said of the City’s SB 79 website [<https://planning.lacity.gov/resources/senate-bill-sb-79>], “there’s a storyline that has all the maps we’re referring to.”

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

The Committee thanked Ms. Howard, resident Sam Uretsky, Ms. Chvatal, Mr. Gittelson, Ted Walker, and the Larchmont Buzz for their work.

VII. REQUESTS FOR FUTURE AGENDA ITEMS (Discussion and Possible Action)

A. None at this time

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

Ms. Howard encouraged to “get involved” with the Planning Department’s Missing Middle LA program

[<http://www.Planning.LACity.gov/plans-policies/initiatives-policies/missing-middle-la>] that implements SB 1123, saying, “those of you outside of SB79 areas, you are still touched by SB1123, “which includes some additional density for what . . . were once single-family zones . . . but they’re not . . . truly that anymore, thanks to . . . a new law that . . . has gone into effect.”

Mr. Curran noted the above next meeting date and time.

XI. ADJOURNMENT

Mr. Curran **ADJOURNED** this Special Meeting with no opposition at 7:55 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>.