

**Greater Wilshire Neighborhood Council
Governing Board Members**

President - Jennifer DeVore
Vice President - John Gresham
Secretary - Erika Stuart
Treasurer - Patricia Carroll
Asst. Secretary - Dave Cavalier

Area 1 - Brookside: Tony Gittelson
Area 2 - Citrus Square: Erika Stuart
Area 3 - Country Club Heights: Slate Donaldson
Area 4 - Fremont Place: Julie Dalton
Area 5 - Hancock Park: Jennifer DeVore
Area 6 - La Brea-Hancock: Sixto Sicilia
Area 7 - Larchmont Village: Natalie Irby
Area 8 - Melrose: Richard Gano
Area 9 - Oakwood/Maplewood/St. Andrews:
Lisha Sevanian
Area 10 - Ridgewood-Wilton/St. Andrews Square:
Patricia Carroll
Area 11 - Sycamore Square: Conrad Starr
Area 12 - Western-Wilton: MJ Anderson
Area 13 - Wilshire Park: John Gresham
Area 14 - Windsor Square: Gary Gilbert
Area 15 - Windsor Village: Julie Kim
At Large: Mark Alpers
Renter: Dave Cavalier
Business: Romi Cortier
Education: Scott Appel
Religion: Charles D'Atri
Other Nonprofit: Brian Curran

**CITY OF LOS ANGELES
CALIFORNIA**



**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

Land Use Committee Meeting Agenda

Tuesday, September 22, 2026 at 6:30 pm

ZOOM LINK:

<https://us02web.zoom.us/j/91527869326>

Or call Toll Free: 833 548 0282

Webinar ID: **915 2786 9326**

Supporting documents available at:

www.greaterwilshire.org/LUCdocs/

GWNC Land Use Committee:

Chair – Brian Curran - Area 14
Secretary - Mark Alpers - Area 5
Patricia Carroll - Area 10
Rory Cunningham - Area 10
Karen Gilman - Area 7
John Gresham - Area 13
Dick Herman - Area 10
Daniela Prowizor-Lacayo - Area 1
Jane Usher - Area 14

Direct Committee Inquiries to:

(323) 539-GWNC (4962)
landuse@greaterwilshire.org

일시 광역주민의회
토지사용 위원회
정기회의 의제

*Concejo Vecinal de Greater
Wilshire - Comité sobre uso del
suelo - Agenda de reunión
ordinaria*

***In conformity with the January 1, 2026 enactment of California Senate Bill 707 (Durazo) and LA City Council File 23-1114, this
Greater Wilshire Neighborhood Council meeting will be conducted virtually.***

The Neighborhood Council system enables civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an elected advisory body to the City of Los Angeles, made up of volunteer stakeholders who are devoted to the mission of improving our communities and bringing government closer to us.

I. WELCOMING REMARKS 환영 연설 Comentarior de bienvenida

- A. Call to Order (Brian Curran)
- B. Roll Call (Mark Alpers)

**II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS 의제 비포함 안건에 대한 일반
공중 언급 Comentario público general sobre temas no incluidos en la agenda**
(Time may be limited to 2 minutes per speaker at the discretion of the chairperson)

III. CHAIRPERSON'S REPORT

- A. GWNC Monthly Land Use Update

IV. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

- A. Review and Adoption of August 25, 2026 Minutes
- B. Review of New Cases Report for possible future action items

V. OLD BUSINESS (Discussion and Possible Action)

- A. None at this time

VI. NEW BUSINESS (Discussion and Possible Action) [Note: Items in italics below were unconfirmed at publication and may be postponed until a later date.]

- A. **5750 Melrose Ave.** (& Lucerne): (Jessica Hencier) In an email to the GWNC, the applicant stated that rather than pursuing a discretionary CUP for alcohol they will instead be utilizing the by-right Restaurant Beverage Program, which is intended to create a more streamlined process for applicants like Cobi's. According to the applicant, the RBP is better suited to their short-term goal of getting up and running as soon as possible and re-activating this longtime restaurant space for the community. They are still dedicated to working with the community and being a good neighbor and look forward to having an informational discussion. The City Planning Department has issued a hold letter on this project, meaning that additional information is needed before the project is further processed.

(Filing date: 7/3/25. A CUB to allow the sale and dispensing of a full line of alcoholic beverages for onsite consumption in conjunction with an existing 2,422 sf restaurant (Cobi's) with 82 interior seats and 94 exterior seats. Hours of operation: 10:30am-11:00pm, daily. Case no: ZA-2021-9307-CUB. Zoning: C1-1VL. Area 7: Larchmont Village; CD 13.)

- B. **Planned Development in Brookside on Wilshire Blvd** (entire block between Mullen and Muirfield, and a portion of the block on the 8th St. side between Hudson and Rimpau): Developers, Trent Heiner and AJ Jarvis (Woodside Homes) and Architects, Garrett Hoskings and Jon Kruefer (Robert Hidey Architects) will be presenting. Construction is expected to begin in 2027.

- C. **975 S. Manhattan Pl.** (& Olympic): (Gary Benjamin) Filing date: 7/30/26. Construction of a new 107,482 sf, 7-story, 100% affordable housing development with 147 dwelling units, including 73 one-bedroom, 51 two-bedroom, and 23 three-bedroom units, with (116) low income units, (30) moderate income units, and (1) market rate manager's unit; and 99 parking spaces. Case no: EAR-2026-3979-AH-HCA. Zoning: R4-1 and C2-1. Area 3: Country Club Heights; CD 5.

- D. **Vacant/Nuisance Property Abatement (505 & 509 N. St. Andrews Pl.):** At its August 25, 2026 meeting, the Committee discussed ongoing problems at 505 and **509 N. St. Andrews Pl.** (two combined lots), including a fire at this vacant location that spread to the property next door at **513 N. St. Andrews Pl.**, causing significant destruction, damages, use of police and fire resources, loss of the lives of pets, and displacing the neighboring resident. Mayor Bass and Councilmember Rodriquez had instituted positive action responsive to this matter. The Committee has since identified Council File numbers for two additional, related, currently pending Los Angeles City Council items that speak to this same policy gap on a citywide basis:

1. **CF 24-0196-S1** — Councilmember McOske's motion (filed 9/4/2026, seconded by Nazarian) on the underlying nuisance-abatement item (CF 24-0196). It requests that the Chief Legislative Analyst and City Attorney immediately release all pending reports on CF 24-0196 covering administration, enforcement, governance, implementation, and oversight of nuisance abatement proceedings under the LAMC and LAAC, and asks those reports to specifically recommend: (a) a process for

nuisance abatement orders where an owner is willing but unable to do the work; (b) increased fines/fees/penalties for failing to comply with a Notice to Comply; and (c) possible state-law changes to strengthen enforcement.

2. **CF 26-1280** — "Citywide Vacant and Public Nuisance Property Abatement Program / Criteria for Prioritizing Properties / Potential Funding Sources." Introduced 9/4/2026 by Councilmember Adrin Nazarian, seconded by Bob Blumenfield, Tim McOsker, and Monica Rodriguez; pending in the Planning and Land Use Management Committee and the Public Works Committee. Per the motion text, LADBS has identified more than 100 priority vacant nuisance buildings citywide, and Mayor Bass has asked Council to restore \$2 million in funding to clean and secure them; a related funding item, CF 26-0600-S3 (Nazarian-Lee), is pending in Budget & Finance. The motion seeks a series of reports from LADBS regarding funding, enforcement, abatement, and holding the property owners liable.

VII. REQUESTS FOR FUTURE AGENDA ITEMS (Discussion Only)

- 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. [Measure PL \(CF 26-1100-S12\)](#): November 3, 2026 ballot measure regarding City Planning restructuring. The GWNC will consider whether to take a position on this ballot measure. Here are the key proposed amendments to the Los Angeles City Charter under Measure PL:

1. Replacement of Area Planning Commissions

- The seven existing Area Planning Commissions (APCs) and their 35 commissioners would be replaced by a single Neighborhood Appeals Commission (NAC) with at least seven members.
- The NAC would have the authority to hear administrative appeals anew, without deference to prior decisions, and decide other matters as provided by ordinance.

2. Changes to City Council Review Process

- Establishes new procedural and timeline requirements for City Council review of planning and land use matters:
 1. If the Council remands a matter, the NAC or City Planning Commission must act within 30 days.
 2. The Council must take final action within 21 days of receiving the commission's remanded decision, or the commission's action becomes final.
- General Plan Amendments would be automatically approved if the City Council does not act within 75 days after approval by the Mayor and City Planning Commission (replacing the current automatic disapproval).

3. Authority of the Planning Department

- The City Planning Department is explicitly granted authority for independent quasi-judicial review and decision-making on applications, performed by designated staff as authorized by ordinance.
- The Director of Planning can appoint staff beyond the Office of Zoning Administration for these duties.

4. Floor Area Regulation Changes

- The City Council would be allowed to change floor area restrictions (currently capped at 13 times the buildable area) by ordinance, providing more flexibility for future development regulations.

5. Removal and Repeal of Certain Charter Sections

- Removes Charter sections that establish detailed processes and appeal rights for land use entitlements (such as variances and conditional use permits), delegating these procedures to be set by ordinance instead.
- Repeals sections related to variances, conditional use permits, projects requiring multiple approvals, and delegation of legislative authority to Area Planning Commissions.

6. Administrative and Financial Impact

- The consolidation to a single NAC is expected to reduce annual administrative costs by \$360,000.
- No anticipated impact on city revenue.

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

- A. **The next GWNC Land Use Committee Meeting** will be held on Tuesday, October 27 at 6:30pm via Zoom: <https://us02web.zoom.us/j/91527869326>.

XI. ADJOURNMENT

VIRTUAL MEETING TELECONFERENCING INSTRUCTIONS / PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – Every person wishing to address the Board/Committee must dial (669) 900-6833 or (877) 853-5257 and enter **915 2786 9326** then press # to join the meeting. [The Department of Neighborhood Empowerment maintains that this language is required, although it's also possible to address the board or committee using the Zoom app. In other words, it's not true that you "must" dial in. Please see the Zoom instructions below and the link on Page 1 of this agenda.]

The GWNC shall make reasonable efforts to accommodate any member of the public that requests an accommodation to participate in the meeting, by providing a publicly accessible physical location for the member of the public to participate from, providing access to technology necessary to participate in the meeting, or identifying locations or resources available that could provide the member of the public with an opportunity to participate in the meeting.

To address the Board on any agenda item before the Board takes action on that item, the public is requested, when prompted by the chairperson, to dial *9 (if connecting by phone) or press the "raise hand" button (if using the Zoom app). Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda but which are within the Board's jurisdiction will be heard during the General Public Comment period. The Board is prevented from acting on a matter brought to its attention during the General Public Comment period; however, it may become the subject of a future Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the chairperson.

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting

agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1. **California Government Code Section 54953.8(b)(3).**

The legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. **California Government Code Section 54953.8(b)(4).**

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate. **California Government Code Section 54953.8(b)(5).**

A legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to paragraph (5), to provide public comment until that timed public comment period has elapsed. **California Government Code Section 54953.8(b)(6)(A).**

A legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to paragraph (5), or otherwise be recognized for the purpose of providing public comment. **California Government Code Section 54953.8(b)(6)(B).**

TRANSLATION SERVICE – If you need translation service, please contact the GWNC Secretary at (323) 539-4962 or info@greaterwilshire.org at least 72 hours before the event.

번역 서비스 – 번역 서비스를 요청하려면 행사 개최 72시간 이전까지 주민의회에 알려주시기 바랍니다. 이사회 사무국 연락처 (323) 539-4962 또는 info@greaterwilshire.org 에 접속하시기 바랍니다.

SERVICIOS DE TRADUCCIÓN – Si requiere servicios de traducción, favor de avisar al concejo vecinal 72 horas antes del evento. Por favor contacte al secretario de la mesa, al (323) 539-4962 o info@greaterwilshire.org.

THE AMERICANS WITH DISABILITIES ACT – As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 72 hours prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment by email: NCSupport@lacity.org or phone: (213) 978-1551.

PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website at <http://www.greaterwilshire.org> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact info@greaterwilshire.org or (323) 539-4962.

RECONSIDERATION AND GRIEVANCE PROCESS – For information on the GWNC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the GWNC Bylaws. The bylaws are available at our Board meetings and on our website at <http://www.greaterwilshire.org>.

NOTICE TO PAID REPRESENTATIVES - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

PUBLIC POSTING OF AGENDAS GWNC agendas are posted for public review in the following locations:

- Our website <http://www.greaterwilshire.org>
- Display case at the Wilshire Ebell Theater 4401 W. 8th Street, Los Angeles, CA 90005
- Via e-mail - subscribe at www.greaterwilshire.org/list
- By subscribing to L.A. City's Early Notification System at <https://lacity.gov/government/subscribe-agendas/neighborhood-councils>