

**Greater Wilshire Neighborhood Council
Governing Board Members**

President - Conrad Starr
Vice President - Charles D'Atri
Secretary - Jennifer DeVore
Treasurer - Patricia Carroll

Area 1 - Brookside: Owen Smith
Area 2 - Citrus Square: Jeffrey Carpenter
Area 3 - Country Club Heights: Selene Betancourt
Area 4 - Fremont Place: Anne Rudnick
Area 5 - Hancock Park: Jennifer DeVore
Area 6 - La Brea-Hancock: Sixto Sicilia
Area 7 - Larchmont Village: Charles D'Atri
Area 8 - Melrose: Jesseca Harvey
Area 9 - Oakwood/Maplewood/St. Andrews: *Vacant*
Area 10 - Ridgewood-Wilton/St. Andrews Square:
Patricia Carroll
Area 11 - Sycamore Square: Conrad Starr
Area 12 - Western-Wilton: Andy Galan
Area 13 - Wilshire Park: John Gresham
Area 14 - Windsor Square: Gary Gilbert
Area 15 - Windsor Village: Julie Kim
At Large: Cindy Chvatal-Keane
Renter: Tommy Atlee
Business: Romi Cortier
Education: Scott Appel
Religion: Benny Rosenberg
Other Nonprofit: Brian Curran

**CITY OF LOS ANGELES
CALIFORNIA**



**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

**Land Use Committee Meeting Agenda
Tuesday, October 22, 2024 at 6:30 pm**

Marlborough School (In-Person)
250 S. Rossmore Ave., Room C115
(Parking lot off 3rd St.)
Los Angeles, CA 90004
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

일석 광역주민의회
토지사용 위원회
정기회의 의제

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

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 *Comentarios 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 September 24, 2024 Minutes
 - B. Review of Early Planning 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. **Clinton Manor Apts. HCM Nomination** (Melissa Butts)

B. **Updated ED 1 Implementation Guidelines** to Expedite 100% Affordable Development and Temporary Shelters: The latest revisions, dated Sept, 25, 2024, adds new eligibility criteria to project review procedures, including additional protections for existing residential tenants, protection of historic resources, environmental safeguards for very high fire hazard severity zones and projects in industrial areas, enhanced project design standards, and limitations on Density Bonus off-menu incentives and/or waiver of development standards.

C. **November - December Meeting Dates**

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

A. **531 N. Larchmont Blvd:** (Atabak Youssefzadeh) Construction, use and maintenance of a 67 unit, 6-story, mixed use - 100% affordable housing project with no parking. Case No: PAR-2024-6447-VHCA-RED1. Zoning: [Q]C2-1VL. Area 7: Larchmont; CD13.

B. **5200 Wilshire / 788 S. La Brea Ave.** (“The Night We Met”): (Nick Leathers) Filing Date: 8/6/24. Plan Approval to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 3,434 sf restaurant with cocktail lounge. Case no: CPC-2008-9909-GPA-CUB-HD-BL-SPR-ZAD-CDO-PA3. Zoning: [Q]C4-2D-CDO. Area 11: Sycamore Square; CD 5.

C. **ED 1 Projects (2024):**

1. **827 N. McCadden Pl.** (and Willoughby): (Jordan Beroukhim) Filing date: 8/23/24. Demo of an existing SFD and duplex with detached unit and garage, and the construction, use, and maintenance of a new 5-story, 50-unit, 21,733 sf, 100% affordable apt. bldg. Case no: ADM-2024-5408-DB-VHCA-ED1. Zoning: RD1.5-1XL. Area 8: Melrose; CD 13. Status: Pending.

2. **920 S. La Brea Ave.** (and Olympic): (Jordan Beroukhim) Filing date: 7/16/24. Demo of an auto body shop and construction of a 9-story, 33,034 sf, 79-unit, 100% affordable apt. bldg. Case no: ADM-2024-4488-DB-VHCA-ED1. Zoning: C2-1. Area 11: Sycamore Square; CD 5. Status: Pending.

3. **708 S. Gramercy Dr.** (and 7th): (Janet Nass) Filing date: 2/21/24. Demo of 2 SFDs on 2 lots and construction of a 7-story, 71,931 sf, 101-unit, 100% affordable apt. bldg. Case no: ADM-2024-1212-DB-HCA-ED1. Zoning: R4-1. Area 3: Country Club Heights; CD 5. Status: Pending. (Originally a TOC project - Case no: DIR-2023-1175-TOC-VHCA)

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

XI. ADJOURNMENT

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 접촉하시기 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.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – Comments from the public on other matters not appearing on the agenda that are within the committee’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future meeting.

주민의회 회의의 공공 입력 – 위원회의 관할권 내에 있는 의제에 나타나지 않는 기타 문제에 대한 대중의 의견은 일반 대중 의견 수렴 기간 동안 듣게 됩니다. 브라운 법에 따라 위원회는 일반 대중 의견 수렴 기간 동안 귀하가 주의를 기울이는 문제에 대해 조치를 취할 수 없습니다. 그러나 일반 대중이 제기한 문제는 향후 회의의 주제가 될 수 있습니다.

OPINIONES DEL PÚBLICO EN LAS REUNIONES DEL CONCEJO VECINAL – *Los comentarios del público sobre otros asuntos que no aparecen en la agenda y que están dentro de la jurisdicción del comité se escucharán durante el período de comentarios del público general. Tenga en cuenta que, según la Ley Brown, el comité no puede actuar sobre un asunto del que usted le informe durante el período de comentario público general; sin embargo, el tema planteado por un miembro del público puede convertirse en el tema de una reunión futura.*

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>

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, assistive 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 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org.

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.