

CITY OF LOS ANGELES
CALIFORNIA

**Greater Wilshire
Neighborhood Council
Governing Board Members:**

President – Owen Smith
Vice President – James Wolf
Secretary – Jeffry Carpenter
Treasurer – Patricia Carroll

Area 1 – Brookside – Owen Smith
Area 2 – Citrus Square – Jeffry Carpenter
Area 3 – Country Club Heights – Frances McFall
Area 4 – Fremont Place – Cam Davis
Area 5 -- Hancock Park – James Wolf
Area 6 – La Brea-Hancock – Barbara Savage
Area 7 – Larchmont Village – Charles D’Atri
Area 8 – Melrose – Philip Farha
Area 9 – Oakwood/Maplewood/St. Andrews –
Nancy Kim
Area 10 – Ridgewood-Wilton/St. Andrews Square
– Patricia Carroll
Area 11 – Sycamore Square – Steve Senigram
Area 12 – Western-Wilton – Greg Wittmann
Area 13 - Wilshire Park – John Gresham
Area 14 – Windsor Square – Caroline Moser
Area 15 – Windsor Village – Julie Stromberg
At-Large – Karen Gilman
Business – John Winther
Education – vacant
Other Non-Profit – Tucker Carney
Religion – Mike Genewick
Renters – Joseph Hoffman



**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

**Board Meeting Agenda
Wednesday, May 11, 2016
7:00 p.m.**

**The Ebell of Los Angeles
4400 Wilshire Blvd.
Los Angeles, CA 90005**

**GREATER WILSHIRE
NEIGHBORHOOD
COUNCIL**

419 N. Larchmont Blvd., #331
Los Angeles, CA 90004

(424) 901-1409

info@greaterwilshire.org

<http://www.greaterwilshire.org>

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 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 & SEATING OF NEW BOARD MEMBERS:

- A. **Call to order & Flag Salute** (Owen Smith – Acting President)
- B. **Board Roll call** (Jeff Carpenter – Acting Secretary)
- C. **Resolution of the tie between candidates Robby O’Donnell and John Gresham** (Area 13 / Wilshire Park)
- D. **Welcome to New and Returning Greater Wilshire Neighborhood Council Board Members and Alternates, Seating of the New Board** (Owen Smith)
 1. **Administer Neighborhood Council Oath of Office** (Owen Smith):

I pledge to represent the Greater Wilshire Neighborhood Council with dignity, integrity and pride. I will encourage other points of view, even when they differ from my own. I will respect, value and consider everyone’s opinion. I will find the good in my neighborhood and praise it and promote it. To my neighbors, and to

neighborhoods throughout the City of Los Angeles. I pledge to do this to the best of my ability.”

2. Election of Officers (Owen Smith):

- a. *President*
- b. *Secretary*
- c. *Treasurer*
- d. *Assistant Secretary*

3. Sign up for Committees: *Land Use, Outreach, Transportation, Sustainability*

4. DONE Orientation for New and Returning Board Members

II. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS:

(Representatives from government offices and community-based organizations)

- A. **CD4 Update** (Daniel Park)
- B. **CD5 Update** (John Darnell)
- C. **LAPD Senior Lead Officers**
- D. **Other local government representatives**
- E. **Great Streets Presentation** (Nikki Ezhari and Lilly O’Brien)

III. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Comments from the public on non-agenda items within the Board’s jurisdiction (up to 2 minutes per speaker; speakers are requested to fill out speaker cards)

IV. ADMINISTRATIVE ITEMS:

- A. **Review and Adoption of April 13, 2016 Meeting Minutes** (Secretary)

V. PRESIDENT’S REPORT on status of board seats (President)

- A. **Board Vacancies** - Seat open for nominations of qualified candidates, to be submitted to the Board for approval:

Education

- B. **Alternate Board Member Vacancies**, eligible for nominations of qualified candidates, to be submitted to the Board for approval:

Area 1 – Brookside
Area 3 – Country Club Heights
Area 4 – Fremont Place
Area 5 – Hancock Park
Area 8 – Melrose
Area 12 – Western-Wilton
Area 13 – Wilshire Park
Area 14 – Windsor Square
Area 15 – Windsor Village
Business
Education

Religion

- C. **Board Member and Alternate Training Requirements** reminder. All board members and alternates **must complete ethics training** in order to vote on funding motions before the board.

The course is available online at <http://empowerla.org>. Then go to Self-Serve and click on the icons for each of the trainings, submit them on line for signature. Be sure to forward your certificate of completion to rosters@empowerla.org admin@greaterwilshire.org and to secretary@greaterwilshire.org. Your Ethics Training certification will need to be periodically renewed. The Department of Neighborhood Empowerment (DONE) should notify you when your certification is about to expire.

In addition to **Ethics training**, all board members and alternates are also REQUIRED to take the **Funding** and the **Code of Conduct training**. All three training courses can be accessed at the same site.

Be sure to submit your completion forms (included in the training) to register your attendance.

Board members and alternates MUST complete Ethics and Funding trainings to be eligible to vote on funding-related matters.

The following Board Members and Alternates are shown, by DONE, as NOT having completed the trainings noted below and are NOT eligible to vote on financial matters:

Carney – Ethics & Funding
Carroll – Ethics
D’Atri – Ethics
Ha – Ethics & Funding
Horwitz – Ethics & Funding
Hunter – Ethics & Funding
Jewett – Ethics & Funding
Kim – Ethics & Funding
Kirkham – Ethics & Funding
Morgens – Ethics, Funding
Rosales – Ethics & Funding
Senigram – Ethics & Funding

- D. **Code of Conduct Forms** – In addition to the Ethics and Funding trainings all Board Members and Alternates are required to read the new Neighborhood Council Code of Conduct Policy (online version at <http://empowerla.org/code-of-conduct/>). New members who have not yet completed the Code of Conduct include:

Carney
Ha
Horwitz
Hunter
Jewett
Kim
Kirkham
Rosales

Senigram

V. **TREASURER'S REPORT** (Discussion and Board Action, as noted)(Treasurer)

A. **Approval of Monthly Expenditure Reports for April 2016** (Discussion and Board Action). (Treasurer)

See Handouts

B. **Approval of individual expenses listed in the Monthly Expenditure Reports (MERs)** (Discussion and Board Action). (Treasurer)

See Handouts

C. **Review of April Paid Expenses that will show up on the May 2016 Monthly Expense Report** (Discussion only; no Board Action necessary) (Treasurer)

See Handouts

D. **Pre-Approval of Upcoming Board Expenses** (Discussion and Board Action) (Treasurer)

See Handouts

E. **Approval of Board Member Reimbursements** (Discussion and Board Action) (Treasurer)

Reimbursement to the Treasurer for monies spent several months ago.

F. **Review of Election Expenses**

See Handouts

G. **Review and update of General Treasury information and DONE update, including end-of-fiscal year dates and deadlines.**

1. Update on MER filings and account access

2. End-of-fiscal-year considerations

a. Approval of moving up to \$5,000 to escrow account for 2018 elections

b. Approval of expenditure up \$2,500 for purchase of office supplies and equipment

c. Approval of \$600 additional advertising in the Larchmont Buzz (by adding a weekly ad during the weeks of GWNC Board meetings in the Morning Buzz e-mail feed, in addition to the \$1800 already approved for a business-card-sized website ad)

d. Approval of funding up to \$5,000 in Neighborhood Purpose Grants, if funds available (with Outreach Committee managing application process, and Board vote on specific grant approval at June Board meeting).

e. Discussion and approval of other possible uses for surplus funds by the end of

the fiscal year.

- VI. LADWP UPDATE** (Discussion and Board Action) (Jack Humphreville)
- VI. CITY BUDGET and NC BUDGET ADVOCATES** (Julie Stromberg) (Discussion and possible Board action) (5 minutes)
- A. **Update on the City budget**
- VII. ELECTION COMMITTEE** (Owen Smith, Colette Amin) (Discussion and Possible Board Action, as noted) (5 minutes)
- A. **Election wrap-up report** (Colette Amin)
- B. **Designation of GWNC representative to pick up election materials from the City Clerk's Election Division** (Owen Smith) (Board Action)
- Recommended Motion:** That the GWNC designate the Board Secretary to retrieve the ballot materials from the City Clerk's office, and arrange with Board Administrator for safekeeping.
- VIII. OUTREACH COMMITTEE** (Discussion))(Joe Hoffman (5 minutes)
- A. **Update on committee status.**
- B. **Request for Citizen Recognition Award Candidates** – Please contact outreach@greaterwilshire.org with suggestions for future awards.
- C. **Meeting Schedule, Next Meeting.** Last Saturdays of the month. Next meeting on May 28 at 9am at Bricks and Scones Café, 403 North Larchmont Blvd.
- IX. TRANSPORTATION COMMITTEE** (Julie Stromberg) (Discussion and Board Action, as noted)
- A. Report from Monday April 4, 2016 Committee meeting
- B. The next GWNC Transportation Committee will meet on Monday, June 6, 2016 at 7:00 p.m.; Wilshire Methodist Church, Youth Chapel Room, 4350 Wilshire Blvd., Los Angeles, CA 90005
- X. SUSTAINABILITY COMMITTEE** (Julie Stromberg, Barbara Savage) (Discussion and Board Action, as noted)
- A. **2016 Drought-Tolerant Landscaping Garden Tour and Competition:** (Discussion and Board Action as noted) (Julie Stromberg, Barbara Savage, Cathy Roberts)

Tour and Competition of residential drought-tolerant landscapes of homes in the Greater Wilshire area. The tour will be free and take place on Sunday June 26, 2016, and will also include educational seminars. We are soliciting nominations for gardens to be included on the tour. Self-nominations are acceptable.

- B. **Next GWNC Environmental & Sustainability Committee Meeting;** Tuesday, June 14, 2016 at 7:00 p.m.; Wilshire Methodist Church, Youth Chapel Room, 4350 Wilshire Blvd., Los Angeles, CA 90005

XI. NEW BUSINESS (matters not previously identified for future consideration and action)

XII. LAND USE COMMITTEE (Jim Wolf) (Discussion and Board Action, as noted)

- A. **836-850 Crenshaw Blvd. Update and discussion on revised plans for an 5-Story 44-unit apartment building (may later convert to condos) with Density Bonus:** (Discussion and possible board action) (Jim Wolf).

Issue: At the April LUC meeting, developers presented revised plans for the development, (first presented in 2015 and again at the March 2016 Meeting) and related that they have done outreach with near-by neighbors in the adjacent Boulevard Heights historic district. Although the committee members said the designs have improved since the first presentation, there was continued discussion about the height of the wall along the sidewalk, as well as a desire to see more landscaping details. At this meeting the developers presented the requested modifications and stated that they had hired PCR - Historic Consultant to confirm there was no impact on the Historic Neighborhood.

Recommended Motion: That the GWNC oppose the project as presented and recommend that the developer do more outreach in the community.

- B. **4001 W. 6th Street: Application for a CUB for a full line of alcoholic beverages in conjunction with restaurant use.**

Issue: Applicant made an initial presentation at the March LUC but did not have complete information. Returned to the April meeting and presented. Leaving the individual rooms as private dining rooms (No Karaoke), valet service (street parking) will be available for parking, also asking to extend hours until 2:00 a.m.

Recommended Motion: That the GWNC approve the project as presented. *[Note: the LUC vote was 6-5 in favor of this motion.]*

- C. **125 S. Wilton Drive: Application to designate a single family residence as an Historical Cultural Monument.** The details of the residence can be viewed at: <https://drive.google.com/folderview?id=0B0xI-9TuHe7zRIRuWC1fLUZmY2c&usp=sharing>

Recommended Motion: That the GWNC approve the project as presented.

- D. **211 S. Muirfield Road: Application to designate a single family residence as an Historic Cultural Monument.** The property is known as the Richard B. Fudger/Howard Hughes Residence. The details of the residence can be viewed at: <https://drive.google.com/folderview?id=0B0xI->

Recommended Motion: That the GWNC approve the project as presented.

- E. 924 S. Mansfield Ave:** Application for a variance to build an over-height (6 feet) wall in the front yard of the property.

Issue: The wall has already been built and the owner would like to legalize it, citing other walls of six feet and as high as 10 feet in the neighborhood. The Sycamore Square Neighborhood Association has opposed the application and requested a review of the case.

Recommended Motion: That the GWNC oppose the project as presented.

[The following items are included for information only. No presentation is scheduled or Board action requested or required at this time.]

- F. 117 N. Manhattan Place – 8-unit Small Lot Subdivision**

Issue: Eight single family units. First presented on January 16, 2016; now completely revised. Currently configured as four units on each side of the property, with a 10-foot-wide driveway in the middle. The two front units have street-facing entrances. Overall height is 41.8 feet. No bonuses or variances are requested. Committee members requested that the project's changes be updated in any application documents before they are submitted to the city, and asked that the developer reach out to neighbors for feedback before returning to the LUC for a vote. The Developer did not attend the April meeting.

- G. 4807-4813 W. Oakwood 4-story -- 18-unit Condominium Project**

Issue: The project is already under construction, but developers are still waiting for a hearing date on a tract map application they filled last July. Developers said the only entitlement being sought is the map, and no other privileges or variances are necessary or have been applied for. Even so, however the project representatives said they are interested in winning the GWNC's approval before any hearings on the Tract Map application. There was discussion on the building's general design and landscaping, as well as the specific materials that are still under discussion for the building's exterior. The developers were invited to come back with more details as their plans take shape. Also they were asked to bring materials when they come back. The developer asked to attend the May meeting, waiting for materials.

- H. 4680 Wilshire Blvd. (Farmer's Insurance Building) – Developer had requested to begin earthquake retrofit work before the EIR process is complete.**

Issue: Neighbors have been divided on the issue of earthquake retrofit work being done on the building before the Environmental Impact Report is fully completed for the proposed re-development of the site. However, the developer (CIM) has now withdrawn its application for the pre-EIR work, so the committee took no action on this item.

- I. **401 N. McCadden Place** Applicant is in the process of opening a Day Care Facility for 12 children and wants to move the driveway gate to the property line to comply with the law governing the space needed from the garage to accommodate the children. Applicant is in the process of getting all permits and licenses to operate. Neighbors on both sides have been contacted and have no objections. Property is HPOZ and both the Neighborhood Association and the HPOZ have been contacted and have no objections. No action required and no vote was taken.
- J. **Proposed New Ordinance on Home Sharing and Short-Term Rentals.** Proposed regulations for AirBnB and other kinds of short-term rentals of residential property. No city presentation due to limited resources. Committee members will study the proposal and report on it at a future meeting.
- K. **901 S. Gramercy Place – Application for Tentative Tract Map to build a 21 – unit condominium building.**

Issue: The Land Use Committee initially voted to oppose the project in February, after the developers failed to respond to an invitation to present their project. The project surveyor did attend the March meeting, but brought only a landscape plan and did not have sufficient details about the building itself to make a full presentation. The architect attended the April meeting, to present the project. Construction has begun, project is a 4 – story “by right” building with parking on the 1st level (ground-level) and 3 – stories of residences. Entrance on Gramercy. No hearing yet on tentative tract map. Not requesting any entitlement or bonuses. No action required.

- L. **Possible agenda items for upcoming LUC meetings (no action at this time):**
 - i. New Density Bonus application for a new 2-story, 40 unit mixed use project at 700-716 S. Manhattan
 - ii. Density bonus with on-menu incentives for a 40-unit, 2-story residential development at 7000-7024 W. Melrose Ave.
 - iii. Updates on plans for townhouses and condominiums at 612 S. Norton and 4055 W. Wilshire Blvd.
 - iv. Update on an application for a tract map to allow construction of a new 8-unit condominium building at 800 S. Lorraine
 - v. Application for a Tentative Tract Map to build a 6-unit Small Lot Subdivision project at 3607 W. Olympic Blvd.
 - vi. Application for a Density Bonus for construction of a 5-story, 34-unit, 56’ high apartment building at 5143 W. Maplewood
 - vii. Application for a Density Bonus for construction of a 4-story, 65-unit apartment building at 518 N. Gramercy

XIII. BOARD MEMBER COMMENTS/ANNOUNCEMENTS (5 minutes)

XIV. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS (5 minutes)

XV. ADJOURNMENT

- A. **Next meeting - Wednesday, June 8, 2016, 7:00 p.m.**

Time allocations for agenda items are approximate and may be shortened or lengthened at the discretion of the Chairperson.

Items in italics were unconfirmed at publication time and may be postponed until a future meeting.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – The public is requested to fill out a “Speaker Card” to address the Committee on any agenda item before the Committee takes an action on an item. 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 that are within the Board’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the board 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 Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

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

- Our website (<http://www.greaterwilshire.org>)
- Our Facebook page (<http://www.facebook.com/greaterwilshireneighborhoodcouncil>)
- Our Twitter feed (<http://www.twitter.com/greaterwilshire>)
- NextDoor.com
- The community bulletin board at the Bricks & Scones Café, 403 N. Larchmont Blvd., 90004
- Via e-mail (send a subscription request to admin@greaterwilshire.org)
- Via the L.A. City Early Notification System at <http://www.lacity.org/government/subscriptions/neighborhoodcouncils/index.htm>

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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 (424) 901-1409.

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>

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