

CITY OF LOS ANGELES
CALIFORNIA

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

President – Owen Smith Vice
President – James Wolf
Secretary – Joe Hoffman
Treasurer – Patricia Carroll

Area 1 – Brookside: Owen Smith
Area 2 – Citrus Square: Jeffrey 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: Steven Senigram
Area 12 – Western-Wilton: Greg Wittmann
Area 13 – Wilshire Park: John Gresham
Area 14 – Windsor Square: Caroline Labiner
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: Joe Hoffman



**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

Board Meeting Agenda
Wednesday, July 13, 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

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info@greaterwilshire.org

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:

- A. **Call to order & Flag Salute** (Owen Smith – President)
- B. **Roll Call** (Joe Hoffman – Secretary)

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**

III. LADWP UPDATE (Discussion and possible Board Action) (Jack Humphreville)
DWP Reform

IV. CITY BUDGET and NC BUDGET ADVOCATES (Discussion and possible Board action) (Jack Humphreville)

V. 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)

- VI. **ADMINISTRATIVE ITEMS** (Discussion and Board Action)
 - A. Review and adoption of June 8, 2016 minutes (Joe Hoffman)
 - B. Appointment of Community Impact Statement Writers (Owen Smith)

VII. **PRESIDENT’S REPORT:**

- A. **Introduction, Approval, Installation of New Board Members and Alternates.** (Discussion and Board Action)

Hanne Mintz, Area 1 – Brookside Alternate
 Bobbie Kumetz, Area 4 – Fremont Place Alternate
 Daniel Brook, Area 5 – Hancock Park Alternate
 Jeff McManus, Area 8 – Melrose Alternate
 Kim Nortman, Area 13 – Wilshire Park
 Angie Szentgyorgyi, Area 14 – Windsor Square Alternate
 Scott Appel – Education Representative

Neighborhood Council Oath of Office:

“I pledge to represent the Greater Wilshire NC 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.”

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

Area 15 – Windsor Village
 Education
 Religion

- C. **Board Member and Alternate Training Requirements.**

All board members and alternates must complete ethics and funding training in order to vote on funding motions before the board. The training courses and instructions can be found at <http://empowerla.org/boardmembers/>.

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

- D. **Code of Conduct Policy** – All Board Members and Alternates are required to read and sign the Neighborhood Council Code of Conduct Policy (online version at <http://empowerla.org/code-of-conduct/>) within 30 days of their election or appointment. New members who have not yet completed the Code of Conduct include:

**Horwitz
Hunter**

VIII. **TREASURER'S REPORT** (Discussion and Board Action, as noted) (Patti Carroll)

A. **Approval of Monthly Expenditure Report for June 2016** (Discussion and Board action)

See attached MER

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

6/6 Public Storage – June \$117.00
6/9 San Wilshire \$132.98
6/9 Larchmont Buzz \$600.00
6/13 Larchmont Chronicle \$340.00
6/13 Lloyd Staffing-SF \$520.00
6-13 Lloyd Staffing-SF \$610.00
6/13 Lloyd Staffing-DL \$626.62
6/14 The Ebell (room rental) \$300.00
6/14 Lloyd Staffing DL & SF \$560.88
6/14 Public Storage – February \$104.00
6/16 Larchmont Buzz \$1800.00
6/17 ATBATT (replacement battery) \$18.08
6/20 Next Day Flyers (business cards) \$280.47
6/20 B & H Photo (AV support gear) \$403.12
6/20 Staples \$434.89
6/22 United Methodist Church, LUC - May \$25.00
6/22 United Methodist Church, Trans. & Sus. June \$50.00
6/22 United Methodist Church, LUC – June \$25.00
6/24 Banners.com \$73.95
6/24 Park La Brea/Beverly Press \$1,125.00
6/24 Lloyd Staffing-SF \$440.00
6/24 Lloyd Staffing-DL & SF \$739.49
6-27 Council of Neighborhoods & Budget Advocates \$500.00 each Total \$1,000.00
6/27 Facebook \$25.03
6/27 Facebook \$50.07
6/27 LA Press Garden Tour \$186.12
6/28 LA Press Garden Tour \$255.06
6/28 Larchmont Ledger \$472.50
6/30 Family Party Rentals (Tablecloths), \$84.00
6/30 San Wilshire (Handouts LUC) \$119.90
6/30 Purchase of Cashier Checks by DONE \$10.00
6/30 Escrow Account for 2018 Election \$1,500.00

C. **Review of June 2016 Approved Expenses that will show up on the July 2016 Monthly Expense Report** (Discussion only; no Board Action necessary)

Public Storage - July \$117.00
Facebook \$54.90

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

LUC Meeting Space - Up to \$150.00
Lloyd Staffing - TBD
The Ebell - \$300.00
Larchmont Chronicle - \$340.00

- E. **Review and update of General Treasury information and DONE update, including end-of-fiscal year dates and deadlines.**
 - F. **Budget for FY 2016-2017** (Discussion and board action) (Carroll)
As of this writing, DONE has not notified Neighborhood Councils of their FY 2106-2017 budget allocations. Board approved preliminary budget estimate, based on last year’s budget numbers, at June meeting. DONE budget package for FY 2016-2017 will be approved at August GWNC Board meeting: due to DONE in September.
- IX. **OUTREACH COMMITTEE** (Discussion and Possible Board Action) (Joe Hoffman)
- A. **Update on the June 25, 2016 meeting**
The committee added five new members from the GWNC (Nancy Kim, Phivan Ha, Tucker Carney, and Julie Stromberg) and one community stakeholder (Marty Katz). Created a working group to research Disaster Preparedness outreach, coordination, and training within the GWNC as part of a larger city initiative. Additional methods of outreach discussed included community events like family days, “wobble-waggle” dog walks, themed neighborhood tours (gardens, architectural, etc.), etc.
 - B. **Request for Citizen Recognition Award Candidates** – Please contact outreach@greaterwilshire.org with suggestions for future awards.
 - C. **Next Outreach Committee meeting:** July 30 at 9am at Bricks and Scones Café, 403 North Larchmont Blvd.
- X. **TRANSPORTATION COMMITTEE** (Julie Stromberg) (Discussion and Board Action, as noted)
- A. **Update on Metro Purple Line Extension Project Decking and Related Street Closures at La Brea Ave. and Wilshire Blvd. and Jet Grouting Activities on Wilshire Blvd.** (Discussion and Possible Board Action) (Julie Stromberg)
 - B. **Next Transportation Committee Meeting;** Monday, August 1, 2016, 7:00 p.m.; Location TBA
- XI. **SUSTAINABILITY COMMITTEE** (Julie Stromberg, Barbara Savage) (Discussion and Board Action, as noted)
- A. **Recap of the June 14, 2016 meeting**
 - B. **GWNC Environmental & Sustainability Committee Summer 2016 Drought-Tolerant Landscaping Garden Tour.** (Julie Stromberg/Barbara Savage/Cathy Roberts)
Recap of event.
 - C. **Next GWNC Environmental & Sustainability Committee Meeting;** Tuesday, September 13, 2016, 7:00 p.m.; Location TBA.
- XII. **NEW BUSINESS** (matters not previously identified for future consideration and action)
- XIII. **LAND USE COMMITTEE** (Jim Wolf) (Discussion and Board Action, as noted)
- A. **5555 Melrose Ave, Paramount Studios - Master Plan for Long term expansion**
Issue: Neighborhood concerns with height of proposed office tower and buildings along Melrose, and to the proposed electronic signage. The Larchmont Village Neighborhood Association and the Hancock Park Homeowners Association presented letters of opposition to the proposed electronic signage.
LUC was not able to vote due to lack of a quorum. Hearing scheduled on July 14, 2016 before the City Planning Commission.
 - B. **(BMO/BHO) Code amendment** – April 21, 2016 revisions to the proposed amendment.

On July 14, 2016, the City Planning Commission will consider the proposed Baseline Mansionization Ordinance and Baseline Hillside Ordinance (BMO/BHO) Code amendment and make a recommendation to the City Council. This is in response to Council Motion CF 14-0656 requesting the Department address concerns regarding out-of-scale development in single-family neighborhoods. Once the Commission makes a formal recommendation, the Code amendment will be considered by the City Council. Changes may still be made before the City Council's final decision.

- C. **712-718 North Hudson Ave** - Follow-up presentation of Tentative Tract Map and density bonus for a 23-unit condominium. Developers are asking for a height increase from 45 to 56', five floors instead of four, and a Floor Area Ratio increase to 3.4. By right, they can build 17 units; they want to build 23 units (which include two very-low-income units). There would be 51 parking spaces at two spaces per unit, below the minimum City code of 2.25 spaces per unit.

Recommended Motion: That the GWNC support the application for a Tentative Tract Map and density bonus to build a 23 unit condominium project at 712-718 North Hudson Ave.

[Note that the LUC vote on this recommendation was not unanimous. The final tally was 5 in favor, 1 opposed, 1 abstained.]

- D. **953 S. Citrus Ave** - Subdivision of a single-family parcel into two parcels in R1-1 zone.

Issue: Subdivision includes request for a reduction of lot area of less than the required 5,000 sq ft. Applicant appeared at May meeting to present but had not reached out to the neighborhood. Sycamore Square Assn. has provided letter in opposition. This is an EXPEDITED PROCESSING APPLICATION REQUEST.

Recommended Motion: That GWNC Board support the Sycamore Square Neighborhood Association Motion to oppose the subdivision of a single-family parcel to two single-family parcels at 953 S. Citrus Ave.

- E. **924 S. Mansfield Ave – Variance for over height wall**

Issue: Wall has already been built, and owner is trying to legalize it after the fact. Builder of the fence has applied for a permit and variance to legalize it. Sycamore Square Neighborhood Association invited the owner to a SSNA meeting to explain the neighborhood opposition.

Recommended Motion: That GWNC oppose the Variance application for an over-height fence at 924 S. Mansfield Ave.

- F. **700-716 S. Manhattan Pl, 701-711 S. Western Ave and 3814 W. 7th St.**

Issue: Project was first presented 11/14 as a Density Bonus application for a new 2-story, 40 unit mixed use project. Developers have been invited to present several times but has not responded.

Recommended Motion: That GWNC oppose the Density Bonus application for a new 2-story, 40 unit mixed use project at 700-716 S. Manhattan Pl., 701-711 S. Western Ave. and 3814 W. 7th St. until and unless a formal presentation is made to the Committee.

- G. **800 S. Lorraine Bl. – Revised Vesting Tentative Tract**

Issue: There are 2 applications for this address and the project is within an HPOZ. The original Vesting Tentative Tract was revised to only include the merger excess city right of way along 8th Street with the subject property and no construction. This was the only issue that the LUC voted on.

Recommended Motion: That GWNC Board approve the applicant's request for a Vesting Tentative Tract Map to merge excess city right of way along 8th Street with the subject property but encourages the City not to widen Lorraine.

[Note that the LUC vote on this recommendation was not unanimous. The final tally was 4 in favor, 3 opposed, 0 abstained.]

- H. **315-317 N. Sycamore Ave – Condominium Conversion of existing 2 story, 4 unit building.**

Issue: Convert existing 4 units apartments to 4 units condominium with existing detached garage with 4 parking spaces +1 existing open parking. One unit is currently owner-occupied and there will be no structural changes to the interior or exterior of the building upon conversion. [Q]R3-1 zone, ZI 2443 (ICO), AA-2015-3688-PMLA

Recommended Motion: That GWNC Board support the conversion of an existing four-unit apartment building to a four-unit condominium with an existing detached garage with five existing parking spaces at 315-317 N. Sycamore Ave., and for the information package to show laundry facilities and correct elevation compass designations.

[Note: the following items are presented for information only; no action is requested or required at this time.]

- I. **117 N. Manhattan Place** – 8-unit Small Lot Subdivision , 10K square feet, 15-foot front setback, 5-foot side and rear setbacks. Neighbors and committee members urged him to consider revisions, meet with neighbors and return with updates. In February Mr. Kim and he said they have not yet made any revisions. Not ready for 2-23-2016 mtg. Presented at the March LUC Committee members asked that changes be noted in Application docs and that developers do neighborhood outreach before returning for a vote. No hearing scheduled.
- J. **703 N. McCadden Place** - Vacant Lot. Intent is to subdivide into two lots and to build a Duplex on each lot in an R2-1XL zone. LUC asked applicant to speak with neighbors and return with more information.
- K. **421 S. Wilton Place** - Single Family Residence to 4-unit small lot homes. Demolition of existing SFD and construction of four small lot homes on a 6,625 Square foot lot in the R3-1 Zone. Applicant has met with many of the adjacent neighbors to address potential issues. LUC suggested some modifications that applicant will present in August.
- L. **813 N. McCadden Pl** - Parcel Map to change 1 lot to 4 small lots and a height adjustment to allow building height of 34 ft. in lieu of 30ft allowed in the RD1.5 -1XL zone. RD1.5-1XL, ZI 2443 (ICO), AA-2016-1474-PMLA. Applicant has met with the Neighborhood Assoc. who appeared at the meeting to convey concerns of changes to the project, proposed style and size. LUC asked that the project architect make a presentation to the committee.
- M. **520 N. LaBrea** - CUB for a CUB for a full line of liquor sales for on-site consumption at the Lyric Theatre. Building owners and staff showed proposed upgrades to facility which included additional noise abatement, ADA compliance, fire safety. LUC asked that neighbors in apartments immediately adjacent to the west be contacted.
- N. **Possible agenda items for upcoming meeting:**
 - i. **7000-7024 W. Melrose Ave** - Density bonus with on-menu incentives for a 40- unit, 2-story residential development.
 - ii. **518 N. Gramercy Place** – Density Bonus application for a 4-story 65-unit Apartment Building with subterranean garage.
 - iii. **612 S. Norton and 4055 W. Wilshire Blvd.** - Updates on plans for townhouses and condominiums
 - iv. **3607 W. Olympic Blvd.** - Application for a Tentative Tract Map to build a 6- unit Small Lot Subdivision project.
 - v. **518 N. Gramercy** - Application for Density Bonus for construction of a 4- story, 65-unit apartment building
 - vi. **6926 Clinton St. - 546 N. Sycamore** - 4-unit SLS
 - vii. **632 S. Arden Boulevard** – Existing 2,569 sf single-story residence in an HPOZ to add 623 sf to the first floor and a 22 ft. high second floor with 1,502 sf of second floor addition. Total

completed sf will be 4,693.

- viii. **6926-6932 W. Clinton Street** – SLS of a maximum of 4 small lot homes
- ix. **836 S. Crenshaw** – construction of a new 5-story, 44-unit condominium building
- x. **421 S. Wilton Pl.** – Small Lot Subdivision
- xi. **507 N. Sycamore Ave.** – Six unit Small Lot Subdivision

XIV. BOARD MEMBER COMMENTS/ANNOUNCEMENTS

XV. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

XVI. ADJOURNMENT

- A. Next meeting - Wednesday, August 10, 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 above are unconfirmed and may be tabled until a later 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>

SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE AVISAR AL CONCEJO VECINAL 3 DIAS DE TRABAJO (72 HORAS) ANTES DEL EVENTO. POR FAVOR CONTACTE AL SECRETARIO DE LA MESA, AL

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