

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](mailto: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. Seating of New Greater Wilshire Neighborhood Council Board Members and Alternates**

**1. Administer Neighborhood Council Oath of Office.**

*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:**

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

**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 March 9, 2016 Meeting Minutes** (Secretary)  
(No quorum to approve at April meeting.)
- B. Review and Adoption of April 13, 2016 Meeting Minutes** (Secretary)

**V. PRESIDENT'S REPORT:**

- A. Board Vacancies** - Seat open for volunteer nominations of qualified candidates.

Education

- B. Alternate Board Members** still needed for:

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. Ethics & Funding Training** 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](mailto:rosters@empowerla.org) [admin@greaterwilshire.org](mailto:admin@greaterwilshire.org) and to [secretary@greaterwilshire.org](mailto:secretary@greaterwilshire.org).

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**

## **VI. TREASURER’S REPORT** (Discussion and Board Action, as noted) (Patti Carroll)

- A. Approval of Monthly Expenditure Reports for March and April 2016** (Discussion and Board action). (Patti Carroll)

### **March 2016 Expenditures**

Review of Expenditures presented at April 2016 meeting (see handouts).  
(Board Action)

## **April 2016 Expenditures**

Please see handouts. (Board Action)

### **B. Approval of individual expenses listed in the Monthly Expenditure Reports (MERs) for March and April.** (Discussion and Board action). (Patti Carroll)

### **C. Review of April Paid Expenses that will show up on the May 2016 Monthly Expense Report** (Discussion only; no board action necessary) (Patti Carroll)

Please see handouts.

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

Please see handouts.

### **E. Approval of Board Member Reimbursements** (Discussion and Board Action) (Patti Carroll)

### **F. Review of Election Expenses**

Please see handouts.

### **G. Review and update of General Treasury information and DONE update**

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.

## **VII. LADWP UPDATE** (Discussion and Board Action) (Jack Humphreville)

### **DWP Reform**

The City of Los Angeles is considering a ballot measure to change how the Department of Water and Power is governed (**Council File #16-0093**). These proposals include changes to the Board, increasing the Board's independence, creating a paid staff for the Board, giving DWP more hiring freedom including possible removal from civil service, and authorizing the transfer of funds from the power system to the city at a fixed level. Consider taking a

position on one or more parts of this proposal, and then filing a Community Impact Statement to convey the content of the motions to the city.

### **Motion #1 / Governance Committee**

The Greater Wilshire Neighborhood Council calls on the City Council to follow the recommendation in the charter mandated Industrial, Economic and Administrative Survey to form “a committee to examine governance reforms for the Department with the explicit task of reporting its findings and recommending a measure for the 2017 ballot.”

This Governance Committee should be involved in drafting any memorandums and other information from the beginning and include at least two members from the Neighborhood Councils who are familiar with the operations and finances of DWP.

The Greater Wilshire Neighborhood Council recommends that there be a robust and transparent discussion and debate before any measure is placed on the ballot for voter approval or rejection.

### **Motion # 2 / Recommendations**

In a joint meeting on April 2, 2016, the DWP MOU Oversight Committee and the DWP (Advocacy) Committee approved the following motion concerning the reform and restructure of our Department of Water and Power.

The Greater Wilshire Neighborhood Council supports the recommendations of the DWP MOU Oversight Committee and the DWP (Advocacy) Committee regarding the reform and restructure of the Department of Water and Power.

We support a fiduciary Board of Commissioners consisting of seven (7) qualified members appointed by the Mayor and confirmed by the City Council, serving staggered terms who may not be removed except for cause.

We oppose a full, time, paid Board of Commissioners. However, Commissioners would be entitled to reasonable per diem fees.

The Board would appoint the General Manager, determined policy, and establish rates.

The City Council would have the right to assert jurisdiction in certain matters, including rates, only for the purpose of affirming or denying the action by a supermajority vote.

The Board would be assisted by a more robust Ratepayers Advocate.

Contracting and procurement policies would be modified allowing the Department more flexibility.

The Department would be responsible for labor negotiations.

The Department would establish its own Human Resources Department, separate and distinct from the City's Personnel Department. DWP would not be subject to the City's civil service rules.

The Transfer Fee would be subject to a City wide vote.

**Possible Community Impact Statement Regarding Above Motions**

The Greater Wilshire Neighborhood Council calls on the City Council and the Mayor to include at least two members from the Neighborhood Councils on a Governance Committee (or other similar body) that is charged with developing a ballot measure calling for the reform and restructure of our Department of Water and Power. We call on the City Council and the Mayor to consider our recommendations for the reform and restructure of DWP. We call for a robust and transparent discussion and debate before any measure is placed on the ballot for voter approval or rejection.

**VIII. CITY BUDGET and NC BUDGET ADVOCATES (Jack Humphreville) (Discussion and possible Board action) (5 minutes)**

**A. Replacement for GWNC Budget Advocate**

Fred Mariscal has resigned as one of the GWNC's Budget Advocates. He and Jack Humphreville, the other appointed Budget Advocate, are recommending that Julie Stromberg replace him. Ms. Stromberg has agreed to serve.

**Recommended Motion:** That Julie Stromberg be appointed to replace Fred Mariscal as one of the GWNC's two Budget Representatives.

**B. Update on the City budget**

**IX. ELECTION COMMITTEE (Owen Smith, Colette Amin) (Discussion and Possible Board Action, as noted) (5 minutes)**

**A. Election wrap-up report**

**B. Designation of GWNC representative to pick up election materials from DONE (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.

**X. OUTREACH COMMITTEE (Discussion and possible Board action, as noted) (5 minutes)**

**A. Update on committee status.**

**B. Request for Citizen Recognition Award Candidates – Please contact [outreach@greaterwilshire.org](mailto: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.
- XI. 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
- XII. 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
- XIII. NEW BUSINESS** (matters not previously identified for future consideration and action)
- XIV. 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. **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.

**Recommend Motion:** That the GWNC Board oppose the project unless and until more information is provided.

**C. 5030 Rosewood Ave. – 22-unit Density Bonus project?**

**Issue:** In 2015, developers applied for a Density Bonus project at 5036 Rosewood, adjacent to this property, but it was withdrawn. Another developer now has an excavation permit for 5030 Rosewood, which notes that it's also for a 22-unit Density Bonus project. But there does not seem to be a new Density Bonus (or any other entitlement application) on file for a project at this address. Also, neighbors are concerned that the excavation permit specifically allows excavation within 0.3' of an adjacent property. The developer was invited to the March LUC meeting, but did not respond to the invitation.

**Recommended Motion:** That the GWNC oppose the project because no information is available.

**D. 4001 W. 6<sup>th</sup> 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, valet service will be available for parking, no karaoke, and 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.]*

**E. 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.

**F. 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-9TuHe7zRIRuWC1fLUZmY2c&usp=sharing>



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

- G. 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.]*

- H. 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.

- I. 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.

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

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

**K. 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 the Neighborhood Association have been contacted and have no objections. No action required and no vote was taken.

**L. Proposed New Ordinance on Home Sharing and Short-Term Rentals.** This is a City proposal but the representative from the City was unable to attend due to the manager of the department feeling that they were unable to attend a meeting for only one NC because City resources were limited.

**M. 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

**XV. BOARD MEMBER COMMENTS/ANNOUNCEMENTS** (5 minutes)

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

**XVII. 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](mailto:admin@greaterwilshire.org))
- Via the L.A. City Early Notification System at <http://www.lacity.org/government/subscriptions/neighborhoodcouncils/index.htm>

**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 3 business days (72 hours) prior to the meeting you wish to attend by contacting the GWNC Secretary at (424) 901-1409, toll-free at 311, or e-mail [info@greaterwilshire.org](mailto:info@greaterwilshire.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](mailto: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 [\(424\) 901-1409](tel:4249011409) O [INFO@GREATERWILSHIRE.ORG](mailto:INFO@GREATERWILSHIRE.ORG)