



Greater Wilshire Neighborhood Council  
General Board Meeting June 14, 2017  
Approved by the Board on July 12, 2017

**I. WELCOMING REMARKS:**

A. Call to order (Owen Smith – President)

A duly noticed Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Board of Directors was held on Wednesday, June 14, 2017, at the Ebell of Los Angeles, 743 S. Lucerne Blvd., Los Angeles. President Owen Smith called the meeting to order at 7:05 p. m.

B. Flag Salute

The Pledge of Allegiance was led by Frances McFall.

C. Roll Call (Joe Hoffman – Secretary)

Secretary Joseph Hoffman called the roll. Fourteen of the 21 Board Members or their Alternates were present at the Roll Call: Colette Amin (Alternate for Tucker Carney), Scott Appel, Jennifer DeVore (Alternate for James Wolf, Vice-President), Philip Farha, John Gresham, Joseph Hoffman (Secretary), Max Kirkham, Frances McFall, Caroline Moser, Owen Smith (President), Julie Stromberg, Colin Turner (Alternate for Bobbie Kumetz), John Winther and Greg Wittmann. Jeffry Carpenter, Patricia Carroll (Treasurer), Charles D’Atri, Karen Gilman and Steven Senigram arrived later. Michael Genewick and Barbara Savage were absent and not represented by an Alternate. The GWNC quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is 3/5 of the 21 currently filled Board Seats, or 13 Members (see <https://lacity.quickbase.com/db/bj3apxsp3?a=q&qid=32&qskip=0&qrppg=1000&dlta=su46~>), so the Board could take such votes. All 21 of the 21 Board Seats were filled (by election or appointment). Some Alternate Seats were vacant [Education; Religion; and Area 9 Alternate; to apply see [www.GWNC.org](http://www.GWNC.org).] [In below Item #VI. A., Max Kirkham, who was the Area 9 Alternate for Nancy Kim, became the Area 9 Board Member.] Also attended: approximately 18 Stakeholders and guests.

**II. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS:** (Representatives from government offices and community-based organizations).

A. CD4 Update (Catherine Landers)

Catherine Landers, Senior Deputy for L.A. City District Four Councilman David Ryu (213-473-7004; [Catherine.Landers@LACity.org](mailto:Catherine.Landers@LACity.org); <http://CD4.LACity.org>), could not attend and there was no report at this time.

B. CD5 Update (Robert Oliver)

Robert Oliver, Field Deputy for L.A. City District Five Councilman Paul Koretz (310-289-0353; Robert.Oliver@LACity.org; www.lacity.org/council/cd5), could not attend and there was no report at this time.

C. LAPD Senior Lead Officers / CPAB (Frank Rosato)

Hebel Rodriguez, LAPD Wilshire Division Senior Lead Officer (office 213.473.0476; mobile/text phone 213.793.0715; 35738@LAPD.LACity.org; www.LAPDWilshire.com), could not attend and there was no report at this time.

D. Metro (Ned Racine)

[*This Agenda Item was addressed after Item #V.*] Ned Racine, Metro Senior Construction Relations Officer (cell 213.479.7884, RacineN@metro.net; 24-hour information 213.922.6934; Bus Rapid Transit 24-hour hotline 213.922.2500+1; PurpleLineExt@metro.net; www.facebook.com/PurpleLineExt; www.Twitter.com/PurpleLineExt; www.metro.net/PurpleLineExt), described upcoming work, including jet grouting.

*Board Member Charles D'Atri arrived at 7:35, making 19 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13).*

E. Department Of Neighborhood Empowerment (John Darnell)

[*This Agenda Item was addressed after Item #IV.*] John Darnell, Project Coordinator, L.A. Dept. of Neighborhood Empowerment (DONE) (213-978-1551; John.Darnell@LACity.org; www.EmpowerLA.org), reminded that Board Members must “not get involved” in payments by film production companies to homeowners. DONE is still deciding whether to have 2018 elections. BONC [the L.A. Board of Neighborhood Commissioners] will consider “equity funding” for the amount of funding allocated by the City to each Neighborhood Council (NC) in regard to each NC’s number of Stakeholders.

F. Other local government representatives

There were no other reports at this time.

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

A. DWP Report

Mr. Humphreville was not present; there was no report.

B. Budget Advocates Report

Mr. Humphreville was not present; there was no report.

C. LANCC Report

Mr. Humphreville was not present; there was no report.

#### **IV. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS.**

Resident Tracey Clarke, who is appealing the land use project at 647 N. Beachwood Drive/5570 W. Melrose Ave., believed that developer promises are not being met.

*Board Members Patricia Carroll and Steven Senigram arrived at 7:08, and Karen Gilman at 7:11, making 17 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13).*

Alison Kelly also opposed the project, saying “there’s been no traffic study.” Kevin Marsh, developer representative, said “we’ve done an extensive community outreach . . . we presented publically at least three times . . . we spent quite a bit of time redesigning the façade”; they designed “according to what is required by law.”

*Board Member Jeff Carpenter arrived at 7:15, making 18 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13).*

Susan Buhai, Windsor Square Block Captain, reported that filming “is starting to get out of control . . . at three in the morning . . . 6 a.m. . . . the survey part of this process is generally falsified”; residents not home during the survey or “unless absolutely opposed” to filming are marked as “yes.” She believed that “Homeowners Associations are paid off” and some homeowners are not compensated.

#### **V. ADMINISTRATIVE ITEMS** (Discussion and Board Action)

##### **A.** Review and adoption of May 10, 2017 Minutes (Joe Hoffman).

The following correction to the May 10, 2017 General Meeting Minutes was requested: page six, Item #X. A.: “Ms. Stromberg reported on the March for Science and is working with the County Dept. of Public Works regarding a composting food waste program” should read “Ms. Stromberg is working with the L.A. City Public Works Dept. regarding a composting food waste program.”

**MOTION** (by Mr. Hoffman, seconded by Mr. Senigram): The Greater Wilshire Neighborhood Council approves the Minutes of its May 10, 2017 General Meeting as corrected.

**MOTION PASSED** by a hand vote with 16 in favor; zero opposed; two abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes).

##### **B.** Review and adoption of May 23, 2017 Special Board Meeting Minutes (Joe Hoffman)

**MOTION** (by Mr. Hoffman, seconded by Mr. Carpenter): The Greater Wilshire Neighborhood Council approves the Minutes of its May 23, 2017 Special Meeting as written.

**MOTION PASSED** by a hand vote with 17 in favor; zero opposed; one abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes).

### **C. Community Impact Statements**

**MOTION** (by Mr. Smith, seconded by Mr. Winther): The Greater Wilshire Neighborhood Council authorizes Joe Hoffman and Julie Stromberg to file Community Impact Statements for the GWNC.

**MOTION PASSED**; zero opposed; zero abstained.

### **VI. PRESIDENT'S REPORT:**

- A. Alternate Board Member Vacancies. Eligible for nominations of qualified candidates, to be submitted to the Board for approval: Education; Religion; and Area 9 Alternate. Mr. Smith announced that Nancy Kim resigned; Max Kirkham is now the Area 9 Board Seat Member.
- B. 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: DeVore – Ethics; Mintz – Ethics & Funding; Morgens – Ethics; Rosales – Ethics & Funding; and Szentgyorgyi – Ethics. Mr. Smith noted the above.
- C. 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-ofconduct/>) within 30 days of their election or appointment. Members who have not yet completed the Code of Conduct include: [none listed on Agenda]. Mr. Smith noted the above.

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

- A. Approval of Monthly Expenditure Report (MER) for May 2017 (Discussion and Board action) See attached. Copies were distributed of and Ms. Carroll reviewed the GWNC May 2017 Monthly Expenditure Report; a “Treasurer’s Report Addendum”; the “04/29/17 – 05/31/17” UnionBank “Statement of Accounts”; and GWNC year-to-date “Budget vs Actual as of 6/14/17.”

**FUNDING MOTION** (by Ms. Carroll, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council approves its Monthly Expenditure Report for May 2017.

**FUNDING MOTION PASSED** by a roll call vote of the 18 eligible voters present with 16 in favor (“Yes” or “Aye”) (Appel, Carpenter, Carroll, D’Atri, Farha, Gilman, Gresham, Hoffman, Kirkham, McFall, Moser, Senigram, Smith, Turner, Winther and Wittmann); 0 opposed; two abstained (the GWNC counts abstentions as neither “yes” votes or “no”

votes) (Amin and Stromberg). Ms. DeVore was ineligible to vote due to not having current Ethics Training and/or Funding Training.

B. Approval of individual expenses listed in the May 2017 MER (Discussion and Board Action) See attached.

Ms. Carroll reviewed the above.

**FUNDING MOTION** (by Ms. Carroll, seconded by Mr. D’Atri): The Greater Wilshire Neighborhood Council approves the individual expenditures it made in May 2017.

**FUNDING MOTION PASSED** by a roll call vote of the 18 eligible voters present with 16 in favor (“Yes” or “Aye”) (Appel, Carpenter, Carroll, D’Atri, Farha, Gilman, Gresham, Hoffman, Kirkham, McFall, Moser, Senigram, Smith, Turner, Winther and Wittmann); 0 opposed; two abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Amin and Stromberg). Ms. DeVore was ineligible to vote due to not having current Ethics Training and/or Funding Training.

C. Review May 2017 Board Expenses that will show up on the June 2017 Monthly Expense Report (Discussion only, no Board Action necessary) See attached.

Ms. Carroll encouraged reviewing the above.

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

Ms. Carroll stated that the Board cannot vote on any budget matters that go into the next fiscal year. The things that were completed before the end of the FY were voted on at the Special Meeting on May 23, 2017.

E. Review and update of General Treasury information and DONE update.

Ms. Carroll noted that there will be a new system for FY 2017-2018 and that a report will be made at the next Board Meeting (July 12, 2017) after the budget is finalized and can be voted on.

F. Report on Completion of 2017 – 2018 Strategic Budget Package

Ms. Carroll explained that there will be a training on the new budget process through the City Clerk’s Office and a 2017-2018 Strategic Budget Package will be presented for debate and approval at the July Board Meeting.

**VIII. OUTREACH COMMITTEE** (Discussion and Possible Board Action as noted) (Joe Hoffman)

A. Update on the June 3, 2017 meeting.

Mr. Hoffman reported that there was no quorum.

B. Citizen Recognition Awards

Mr. Hoffman requested nominations.

C. Next Outreach Committee meeting:

July 1, 2017 at 9am at Bricks and Scones Café, 403 N. Larchmont Blvd.  
Mr. Hoffman noted the above.

*Board Member Scott Appel left at 8:10, making 17 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13).*

**IX. TRANSPORTATION COMMITTEE** (Julie Stromberg)

A. Next GWNC Transportation Committee will be on Monday, June 19, 2017, at 7:00 p.m., at Marlborough School, Collins Room – D200, 250 South Rossmore Avenue, Los Angeles, CA 90004. Featured presentation: Gayle Greenberg, Murakawa Communications, for City of Los Angeles Bureau of Engineering, “LA’s Sidewalk Repair Program.” A discussion of LA’s Sidewalk Repair Program and Environmental Impact Report process.

Ms. Stromberg noted the above and that the City has been replacing protected trees at a 2:1 rate instead of a 4:1 rate.

**X. SUSTAINABILITY COMMITTEE** (Discussion and Possible Board Action) (Julie Stromberg, Barbara Savage)

A. Report on Tuesday, June 13, 2017 meeting at Marlborough School, 250 S. Rossmore Ave., Los Angeles, CA.

Ms. Stromberg reported that the Committee will consider hosting a Green Fest; having a DWP Green Power Challenge; and working to implement an electronic vehicle charging parking spot in Larchmont Village.

B. Discussion, Planning, and Possible Motion on GWNC Environmental & Sustainability Committee on Composter Distribution Event. (Julie Stromberg) Discussion on hosting an organized distribution of composters in partnership with the City of Los Angeles or other organizations

Ms. Stromberg reported that the Committee is working with the L.A. Bureau of Sanitation on a pilot backyard composting program; the City wants to reduce the 20% of food wasted. She encouraged getting a backyard composter. There will be a drought-tolerant plants garden tour in October.

C. Next GWNC Environmental & Sustainability Committee Meeting will be held on Tuesday, September 12, 2017, at Marlborough School, Collins Room – D200, 250 South Rossmore Avenue, Los Angeles, CA 90004.

Ms. Stromberg noted the above.

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

A. Area 8 (Melrose) Homeless Situation update. Motion: That the GWNC draft a letter reminding the LADBS to uphold its commitment to enforce all codes pertaining to residential zones.

Mr. Farha noted an increasing “number of incidents” regarding homeless people. He recommended that the GWNC send a letter to the L.A. Building and Safety Dept. demanding that everyone, including homeless people, must follow the laws.

**MOTION** (by Mr. Farha, seconded by Mr. Senigram): The Greater Wilshire Neighborhood Council will draft a letter to LADBS illustrating neighborhood concerns, reminding them of their stated mission to "protect the lives and safety of citizens", and demanding they fully enforce the provisions of the LAMC pertaining to residential zones without reservation and improve transparency and communication with neighbors.

**MOTION PASSED** unanimously by a hand vote; zero opposed; zero abstained.

## **XII. LAND USE COMMITTEE** (Jim Wolf)

*[The following sub-section first paragraphs are copied from the Agenda.]*

A. 3377 W. Olympic Blvd. (Discussion and Possible Action) (Steven Sharp/Dan Zararoni) Application for an Elder Care Facility, Medical Building – 146 Bed Units and 24 Memory Care Rooms APPC-2017-569, ENV-21017-570. Follow-up on Community Outreach efforts. The Land Use Committee voted 7, 0, 0 to oppose the project pending additional information from the developer. Proposed motion: That the Greater Wilshire Neighborhood Council [see the below Motion].

Mr. Farha explained that the Committee opposes projects if additional information is needed from a developer.

**MOTION** (by Mr. Farha, seconded by Mr. D'Atri): The Greater Wilshire Neighborhood Council opposes the project at 3377 W. Olympic Blvd pending additional information from the developer.

**MOTION PASSED** unanimously by a hand vote; zero opposed; zero abstained.

B. 3607 W. Olympic Blvd. (Discussion and Possible Action) (Laszlo Faerstein) Applicant requests a Vesting Tentative Tract for 6 single- family lots in accordance with the Small Lot Subdivision Ordinance No. 176,354 on a 7,982.3 square foot parcel of land in the C2.1 zone. Applicant attended the Jan. 2016 Meeting but did not present and has since completely revised the plans. VTT-73951- SL, ENV-2015-4443-EAF. . The Land Use Committee voted 7, 0, 0 to oppose the project pending additional information from the developer. Proposed motion: That the Greater Wilshire Neighborhood Council [see the below Motion].

**MOTION** (by Mr. Farha, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council opposes the project at 3607 W. Olympic Blvd. Blvd pending additional information from the developer.

**MOTION PASSED** unanimously by a hand vote; zero opposed; zero abstained.

C. 836 N. McCadden Place (Discussion and Possible Action) (Margaret Taylor) Demolition of an existing single family residence and construction of four (4) small lot homes. The application is for a Small Lot Subdivision Parcel Map with no deviations from code. AA-2017-328- PMLA-SL, ENV-2017-329-CE. LUC voted to oppose the project Proposed motion: That the Greater Wilshire Neighborhood Council [see the below Motion].

Copies were distributed of project information. Mr. Farha explained the Committee's position.

**MOTION** (by Mr. Farha, seconded by Mr. D'Atri): The Greater Wilshire Neighborhood Council opposes the application for a small lot subdivision at 836 N. McCadden Place.

**DISCUSSION:** Project representative Margaret Taylor explained that the front setback was moved from 15 feet to 30 feet and that the project is "completely compliant with all Department guidelines . . . we've gone as far as we possibly can." She indicated that the current zoning of RD-1.5 has been "in place . . . for many years." Architect Danny Cerezo spoke about the project. Don Hunt, President, South Hollywood Neighborhood Association (SHNA), reported that the SHNA opposed the project, which is three stories high surrounded by one-story buildings.

**MOTION PASSED** by a roll call vote of the 18 eligible voters present with 11 in favor ("Yes" or "Aye") (Amin, Appel, Carpenter, Carroll, D'Atri, DeVore, Farha, Gilman, Gresham, Hoffman, Kirkham, McFall, Moser, Senigram, Smith, Stromberg, Turner, Winther and Wittmann); 11 yes. 3 opposed; 4 abstained (the GWNC counts abstentions as neither "yes" votes or "no" votes)

D. 838 N. Mansfield Ave (Discussion and Possible Action) (Ben Safyari) Application to convert an existing 5-unit apartment building, built in 1977, to condominiums. ZA-2017-0052-ZV-ZAA, ENV 2017-2954-CE, 2010-2953-PMLA-CC. The Land Use Committee voted 6 Yes, 0 No, 1 Abstain to support the project however, it is revocable if any changes are made. Proposed motion: That the Greater Wilshire Neighborhood Council support the application to convert an existing 5-unit apartment building to condominiums at 838 N. Mansfield Ave.

**MOTION** (by Mr. Farha, seconded by Mr. D'Atri): The Greater Wilshire Neighborhood Council supports the application to convert an existing 5-unit apartment building to condominiums at 838 N. Mansfield Ave., the support to be revoked if the building ever alters its footprint or increases its square footage.

18 eligible voters present with 17 in favor ("Yes" or "Aye") (Amin, Appel, Carpenter, Carroll, D'Atri, DeVore, Farha, Gilman, Gresham, Hoffman, Kirkham, McFall, Moser, Senigram, Smith, Stromberg, Turner, Winther and Wittmann); 0 opposed; 1 abstained (the GWNC counts abstentions as neither "yes" votes or "no" votes)

E. 902 S. Norton Avenue (Discussion and Possible Action) (Nathan Freeman) The proposed Project entails a change of use from residential/commercial to residential/joint living and work quarters use within an existing 4 story, approximately 28,564 square-foot structure that is a designated contributor within the Wilshire Park Historic Preservation Overlay Zone (HPOZ). No exterior work is being proposed. Hearing is June 13, 2017. (ZA-2017-1316-CU), ZA-2017-1316-ZAD, ENV-2017-1317- CE. The Land Use Committee voted 7-0-0 to support the project Proposed motion: That the Greater Wilshire Neighborhood Council [see the below Motion].



Copies were distributed of a “Proposed . . . Mitigation Plan.”

**MOTION** (by Mr. Farha, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council supports the application for a change of use from residential/commercial to residential/joint living and work at 902. S. Norton Ave.

**MOTION PASSED** unanimously by a hand vote with \_18 in favor; zero opposed; 0 abstained.

F. Next Land Use Committee meeting: June 27, 2017 at 6:30 pm.  
Mr. Farha noted the above.

G. Possible agenda items for upcoming meetings:

- i. 612 S. Norton and 4055 W. Wilshire Blvd. - Updates on plans for townhouses and condominiums.
- ii. 3377 W. Olympic Blvd. (Steven Sharp/Dan Zararoni) Application for an Elder Care Facility, Medical Building – 146 Bed Units and 24 Memory Care Rooms APPC-2017-569, ENV-21017-570. Follow-up on Community Outreach efforts.
- iii. 4806 W. Elmwood Ave.  
The above were noted.

#### **XIV. BOARD MEMBER COMMENTS/ANNOUNCEMENTS/LIAISON REPORTS**

- A. Congress of Neighborhoods (Colette Amin). Report on Congress Planning Committee Mixer on Sunday, April 23, 2017.  
Ms. Amin reported on the above.

#### **XV. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS.** Next meeting - Wednesday, July 12, 2017, 7:00 p.m.

Ms. Amin requested Agendizing discussion of filming concerns.  
Mrs. McFall would like to have Area Reps report on their areas/neighborhoods.

Mr. Smith **ADJOURNED** the Meeting with no opposition at 8:44 p.m.

Respectfully submitted,

David Levin, Minutes Writer

*The first paragraph of some Items, Motions/Resolutions and other wording may have been copied from the Agenda.* Edited by GWNC. The GWNC Minutes page is

<http://www.greaterwilshire.org/site/site/?q=node/581>.