



Greater Wilshire Neighborhood Council General Meeting  
July 8, 2015  
MINUTES  
Approved August 12, 2015

**I. WELCOMING REMARKS**

A. Call to order & Flag salute (Owen Smith)

A duly noticed Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Board of Directors was held on Wednesday, June 8, 2015, at the Ebell of Los Angeles, 743 S. Lucerne Blvd., Los Angeles. President Owen Smith called the meeting to order at 7:01 p. m.

B. Salute to the Flag (Frances McFall)

The Pledge of Allegiance was led by Frances McFall.

C. Board Roll call (Jeffry Carpenter)

Secretary Jeffry Carpenter called the roll. Thirteen of the 18 Board Members were present at the Roll Call: Jeffry Carpenter, Patricia Carroll, Ann Eggleston, William Funderburk, Joseph Hoffman, Jack Humphreville, Fred Mariscal, Frances McFall, Jeff McManus, Owen Smith, Julie Stromberg, John Winther and Greg Wittmann. Michael Genewick, Karen Gilman (Alternate for Jane Usher), John Gresham and Patricia Lombard arrived later. One Board Member was absent and not represented by an Alternate: James Wolf. 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 18 currently filled Board Seats, or 11 Members present (see <http://www.greaterwilshire.org/site/files/GreaterWilshireApprovedReorderedBylawAmendments051712Updated102612.pdf>), so the Board could take such votes. Eighteen of the 21 Board Seats were filled (by election or appointment). Three Board Seats were vacant (Area 9 – Oakwood/Maplewood/St. Andrews, Education, and Other Non-Profit) (and some Alternate Seats were vacant; see below). Also attending: 38 Stakeholders and guests.

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

A. CD4 Update

Renee Weitzer, Chief of Land Use Planning for L.A. City District Four Councilman David Ryu (213-473-7004; [Renee.Weitzer@LACity.org](mailto:Renee.Weitzer@LACity.org); <http://CD4.LACity.org>), introduced Planning Deputy Julia Duncan.

*Board Members Mike Genewick and John Gresham arrived at this time, making 15 Board Members (or their Alternate(s)) present (the GWNC quorum is 11).*

B. CD5 Update (John Darnell)

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

C. LAPD Senior Lead Officers

[*This Agenda Item was addressed after Item #IV. A.*] 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), reported that a “Burglary from Motor Vehicle Task Force” was formed and “burglaries are down.” He said “about 26 individuals in the Wilshire area alone” recently were cited for illegal fireworks use. Officer Rodriguez described the August 5<sup>th</sup> nationwide National Night Out event.

D. Other local government representatives

Felicia Park-Rogers, Westside Senior Field Deputy for L.A. County District Three Supervisor Sheila Kuehl (213-974-3333; FParkRogers@bos.lacounty.gov; http://www.lacounty.gov/government/supervisors/sheila-kuehl), reported that Rachel Zenin will replace her.

*Alternate Board Member Barbara Savage replaced Board Member William Funderburk at this time, making 15 Board Members (or their Alternate(s)) present (the GWNC quorum is 11).*

DWP MOU Liaison Jack Humphreville reported that a “rate increase of 25% over five years” is expected to be proposed.

**III. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**

Kristina Chambers of the Nederlander Group reported that they have “given away almost . . . \$60,000 in tickets to underprivileged people . . . so far this season.”

*Alternate Board Member Karen Gilman (for Jane Usher) arrived at this time, making 16 Board Members (or their Alternate(s)) present (the GWNC quorum is 11).*

**IV. ADMINISTRATIVE ITEMS** (Discussion and Board action, as noted):

A. Review and adoption of June 10, 2015 Minutes

**MOTION** (by Mr. Genewick, seconded by Mr. Carpenter): The Greater Wilshire Neighborhood Council approves the Minutes of its June 10, 2015 General Meeting as written.

**MOTION PASSED** with no opposition; three abstained (Eggleston, Savage and Stromberg).

- B. Approval of holders of GWNC City Hall parking passes (Carroll)  
Suggested Motion: That the GWNC's [see the below Motion].

Ms. Carroll explained the Motion.

**MOTION** (by Mr. Winther, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council designates that its two allotted City hall parking passes be held by Patti Carroll and Jack Humphreville (because their roles as Treasurer and DWP MOU Liaison, respectively, require the most frequent trips to City offices).

**MOTION PASSED** by a hand vote with no opposition.

- C. Request for motion regarding training of Stakeholder Committee Members (Stromberg)  
Requested Motion: That Stakeholder Members of GWNC standing Committees be required to take the same Ethics training required of GWNC Board Members and Alternates.

Ms. Stromberg explained the need.

**MOTION** (by Ms. Stromberg, seconded by Ms. Savage): The Greater Wilshire Neighborhood Council will require that Stakeholder Members of GWNC standing Committees take the same Ethics training required of GWNC Board Members and Alternates.

**MOTION PASSED** by a hand vote; one opposed (Humphreville).

- D. Discussion and possible action on the creation of a standing GWNC "Sustainability Committee." (Stromberg)  
Requested Motion: That the GWNC create a new Committee to discuss issues of "Sustainability" in the community, and to make official recommendations to the Board on those issues. This would be a standing Committee (like the Land Use, Outreach and Transportation Committees), with a regular meeting schedule, and fully bound by Brown Act rules for scheduling, open meetings, posting of Minutes and other requirements.

**MOTION** (by Ms. Stromberg, seconded by Ms. Savage): The Greater Wilshire Neighborhood Council will create a standing GWNC "Sustainability Committee" to discuss issues of sustainability in the community, and to make official recommendations to the Board on those issues. This would be a standing Committee (like the Land Use, Outreach and Transportation Committees), with a regular meeting schedule, and fully bound by Brown Act rules for scheduling, open meetings, posting of Minutes and other requirements.

**DISCUSSION:** Ms. Stromberg would Chair the Committee.

**MOTION PASSED** by a hand vote with no opposition.

**V. PRESIDENT'S REPORT** (including discussion and possible Board action, as noted):

A. Board Vacancies: Area 9 – Oakwood/Maplewood/St. Andrews; Education; and Other Non-Profit.

Mr. Smith noted the vacancies. [To apply see [www.GWNC.org](http://www.GWNC.org) and <http://www.greaterwilshire.org/site/files/GreaterWilshireApprovedReorderedBylawAmendments051712Updated102612.pdf>.]

B. Alternate Board Members still needed for: Area 3 – Country Club Heights; Area 4 – Fremont Place; Area 8 – Melrose; Area 9 – Oakwood/Maplewood/St. Andrews; Area 12 – Western-Wilton; Education; Other Non-Profit; and Religion.

Mr. Smith noted the vacancies. See above.

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://www.fppc.ca.gov/index.php?id=477>  
In addition to Ethics training, all Board Members and alternates are also REQUIRED to take a new funding training course (about the new system of NC checking accounts that will be launched soon). The course is at <http://empowerla.org/leadership-academy/#Funding> Be sure to submit your completion forms (included in the training) to register your attendance. Board Members and alternates MUST complete both trainings to be eligible to vote on funding-related matters. The following Board Members and Alternates have NOT completed the trainings noted below and are NOT eligible to vote on financial matters:

[A list in the Agenda shows which Board Members and Alternates need to complete trainings.] Mr. Smith noted the above.

D. Code of Conduct Forms -- All Board Members and Alternates are required to read the new Neighborhood Council Code of Conduct Policy (see handout or the online version at <http://empowerla.org/code-of-conduct/>). Currently, Business Alternate Peggy Bartenetti is the only GWNC Board Member or Alternate who has not turned in the required form.

Mr. Smith noted the above.

E. Status of Efforts to Get DONE Approval to Retain New Contract Administrator (Report, Discussion and Possible Board Action).

Mr. Smith explained the need and challenge to fulfill the position due to DONE [L.A. Dept. of Neighborhood Empowerment; 213-978-1551; [www.EmpowerLA.org](http://www.EmpowerLA.org)] and employment agency requirements. He spoke with DONE and the City Attorney's Office.

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

**A. Approval of Monthly Expenditure Report for June 2015** (Discussion and Board action)  
(Carroll)

Expenses included: 6/1 Multimedia projector - \$383.75  
6/4 Website hosting - \$95.40  
6/4 Storage locker - \$104.00  
6/5 Minutes writing – \$173.75  
6/5 June Chronicle ad - \$340.00  
6/11 KYCC - \$75.00  
6/15 Champion Fund NPG - \$625.00  
6/16 Minutes writing - \$122.27  
6/17 Committee meeting space at WUMC - \$400.00  
6/17 Friends of 3rd St. School NPG - \$500.00  
6/17 Larchmont Charter School NPG - \$1,500.00  
6/17 L.A. Drama Club NPG - \$1,500  
6/24 Enrichment Center NPG - \$750.00  
6/24 First in Fire NPG - \$1,000.00  
6/24 Wilshire Crest PTA NPG - \$1,500.00  
6/24 Handouts for June LUC meeting - \$114.55  
6/26 Minutes writing - \$180.18  
6/26 Wilton islands maintenance (3 mos.) - \$225.00  
6/30 Office supplies - \$82.82  
6/30 Office supplies - \$386.61  
6/30 Congress of Neighborhoods & Budget Advocates - \$500.00  
6/30 Wilton islands maintenance - \$75.00  
6/30 Counter check fee - \$1.00  
Also, those paid but not cleared yet:  
Administrator/Elizabeth Fuller - \$5,000.00  
Ebell of Los Angeles (meeting space) - \$3,600.00  
Larchmont Buzz ad - \$1,200.00  
Larchmont Chronicle July ad - \$340.00  
Patricia Carroll reimbursement - \$5.54  
Patricia Carroll reimbursement - \$75.54  
Staples (office supplies) - \$378.14

Ms. Carroll distributed and reviewed the GWNC Monthly Expenditure Report for June and the “Budget for Fiscal Year 2014-2015.”

**FUNDING MOTION** (by Mr. Gresham, seconded by Ms. Eggleston): The Greater Wilshire Neighborhood Council approves its Monthly Expenditure Report for June 2015.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 14 eligible voters present with all 14 in favor (“Yes” or “Aye”) (Carpenter, Eggleston, Genewick, Gilman, Gresham, Hoffman, Humphreville, Mariscal, McFall, Savage, Smith, Stromberg, Winther, Wittmann); zero opposed; zero abstained.

- B. Approval of individual expenses listed in Monthly Expenditure Report (Discussion and Board action) (Carroll)

Ms. Carroll reviewed the above list of individual expenses made during June.

**FUNDING MOTION** (by Mr. Gresham, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council approves the individual expenditures it made in June 2015.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 14 eligible voters present with all 14 in favor (“Yes” or “Aye”) (Carpenter, Eggleston, Genewick, Gilman, Gresham, Hoffman, Humphreville, Mariscal, McFall, Savage, Smith, Stromberg, Winther, Wittmann); zero opposed; zero abstained.

*Board Member Patricia Lombard arrived at this time, making 17 Board Members (or their Alternate(s)) present (the GWNC quorum is 11).*

- C. Pre-Approval of upcoming expenses (Discussion and Board action). (Carroll)

Ms. Carroll indicated that no pre-approvals were needed at this time.

- D. Rejection of Neighborhood Purpose Grants for Ebell and YMCA; possible appeal (Discussion and Possible Board Action) (Carroll)

Ms. Carroll explained that an appeal is being prepared for the City Attorney’s Office.

- E. Update on status of old and new contracts for Wilshire United Methodist Church, Ebell of Los Angeles, etc. (Carroll)

Ms. Carroll explained that “instead of doing annual contracts we’re going to be doing monthly invoices.” She sent a check “last week” to the Ebell Theatre. Mr. Smith noted that DONE lost the Ebell contract; a copy was provided to them. Ms. Carroll announced that the City Council approved \$5,000 more in funding for all Neighborhood Councils this Fiscal Year, totaling \$42,000.

**VII. OUTREACH COMMITTEE** (Mariscal) (Discussion and possible Board action, as noted)

- A. Great Streets Improvement Program Grants

Committee will be communicating with our neighborhood associations about potential project partnerships. One idea: self-guided historical walking tour with historical markers/photos/art. Official deadline was June 1, but hoping there may be room for extension, or to partner with a project someone else submitted by that deadline.

Mr. Mariscal explained the above.

B. LA Times Neighborhood Boundaries

Concerned about the growing public use of the LA Times' neighborhood boundaries, which show Koreatown extending into parts of GWNC neighborhoods. Want to find a way to work with them to get them to recognize our historic neighborhoods, as the City already does via our officially-defined NC and individual neighborhood association areas.

Mr. Mariscal explained the above.

C. GWNC Support for National Night Out

Will be contacting L.A. High regarding a GWNC booth at their big event. Date is first Tuesday in August. Volunteers/helpers welcome.

Mr. Mariscal explained the above.

D. Request for Citizen Recognition Award candidates

Welcome nominations – especially for unsung heroes outside the usual activist spotlight.

Mr. Mariscal explained the above.

VIII. TRANSPORTATION COMMITTEE (Michelle Owen/Julie Stromberg) (Discussion and Board Action, as noted)

A. Report on June 2015 GWNC- Bureau of Street Services initiative.

Ms. Stromberg reported on the above.

B. PLUM/Transportation Committee hearing on the Mobility Element

Hearing has been postponed from late June to after the July Council Recess; will be heard in August.

Ms. Stromberg reported on the above.

C. Next Transportation Committee meeting Monday, August 3.

Ms. Stromberg reported on the above.

IX. LAND USE COMMITTEE (James Wolf, Area Representatives) (Discussion and Board Action, as noted)

A. Application to install an unmanned wireless telecommunications facility atop an apartment building at 407 S. Gramercy

Issue: Verizon has proposed the rooftop installation of several antennas and other equipment atop a 1920s apartment building. The equipment is needed to provide improved high-speed data service to area cell phone users, and will be concealed behind RF-transparent screen structures designed to mimic the brick cladding and window arches of the building.

LUC Recommended Motion: That the GWNC support the installation as presented, on the condition that the applicant return to the LUC after the installation is complete, to verify that the details of the project as constructed match what is being proposed.

Ms. Savage explained the above.

**MOTION** (by Ms. Savage, seconded by Mr. Carpenter): The Greater Wilshire Neighborhood Council will support the installation of an unmanned wireless telecommunications facility atop an apartment building at 407 S. Gramercy as presented, on the condition that the applicant return to the LUC after the installation is complete, to verify that the details of the project as constructed match what is being proposed.

**MOTION PASSED** with no opposition.

B. Discussion and Board action on an application for the remodeling of a single family home at 533 N. Plymouth Ave. (Josh Brooks)

Issue: Longtime resident/owner applied for permits to remodel his home by adding a second story and other improvements. The application was rejected by a City planner, citing the new ICO (which was instituted to prevent teardowns). This is not a teardown project, and the owner is now appealing the City's ruling. He requests GWNC's support in the appeal process.

LUC Recommended Motion: That the GWNC [see the below Motion].

Ms. Savage explained the above.

**MOTION** (by Ms. Savage, seconded by Mr. Carpenter): The Greater Wilshire Neighborhood Council will support the proposed remodel at 533 N. Plymouth Blvd., on the condition that the owner use the wood and batten material shown in the project renderings.

**DISCUSSION:** Ms. Savage explained that the City passed the Interim Control Ordinance just before the project was approved. Ms. Gilman requested that the GWNC write a letter of support.

**MOTION PASSED** with no opposition.

C. Application for a CUB to serve a full line of alcoholic beverages at a new restaurant (Order Fire) at 736 S. La Brea

Issue: The Essex Wilshire-La Brea development has three full-line alcohol licenses, but each new applicant needs specific approval for the restaurant to open. This will be a "global comfort food" restaurant, with extended late-night hours (food service until 1 a.m.). Restaurant also won the ABC lottery for a Type 47 full line liquor license. Sycamore Square Neighborhood Association voted on 6/15 to support the application, with the following conditions:

- The restaurant will post signs discouraging patrons from parking on neighborhood streets (e.g. "Please respect our neighbors and park in the parking structure or use our valet parking service.")
  - The restaurant will pursue its proposed agreement with the Firestone facility across the street to rent space for valet parking.
  - Valet fees will be held to a maximum of \$5, if possible.
  - Parties in the outdoor patio space will be limited to a maximum of 12 people.
- LUC Recommended Motion: None. Quorum lost before the Committee could take an official vote. Members present at the time of the discussion indicated their support of the application, with the conditions requested by the SSNA. (Board vote is requested tonight to meet City hearing deadline.)

**MOTION** (by Ms. Eggleston, seconded by Ms. Savage): The Greater Wilshire Neighborhood Council will support the application for a CUB to serve a full line of alcoholic beverages at a new restaurant (Order Fire) at 736 S. La Brea.

**MOTION PASSED** by a hand vote with no opposition.

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

D. Application for 24-hour operation and a CUB for beer and wine sales at a new 7-Eleven store at 5273 W. Olympic Blvd.

Issue: Applicant has signed a lease for the property, which would allow a by-right store with no alcohol sales and hours from 7 a.m. to 11 p.m. They are requesting additional privileges of 24-hour operations and a CUB for sales of beer and wine. In negotiations with the Sycamore Square Neighborhood Association (SSNA), which originally opposed the requests, applicant has revised the plans and is now offering significant renovations to the property and a lengthy list of volunteered conditions for the CUP. The SSNA voted on June 15 to support the application, with the negotiated conditions. There was no quorum to vote on this matter at the June LUC meeting, but Committee Members present supported the requests, with the conditions set by the SSNA, by a margin of 4-2. No City hearing is scheduled yet, so the applicant will return to the LUC in July for a formal recommendation vote.

E. Construction of 22 townhouses over subterranean parking at 612 S. Norton and adjacent condominiums at 4055 Wilshire Blvd.

Issue: Applicants have been working with the Park Mile Design Review Board and made a second presentation of their designs so far at the June LUC meeting. They will continue to work on refinements and will return for another presentation as plans develop.

F. Use of sign postings to discourage home sales to developers of Small Lot Subdivision projects in the South Hollywood neighborhood.

Issue: The South Hollywood Neighborhood Association has been posting signs to discourage neighborhood homeowners from selling homes to developers of small lot subdivisions, pending efforts to secure a zoning overlay that would limit or prohibit such developments. Some neighbors, however, object to the use of the signs and claim they artificially depress sale prices and disadvantage homeowners. Discussion at the LUC meeting featured speakers from the SoHo Neighborhood Association on both sides of the

issue. Committee Members discussed the issues involved, including the free speech rights of both individuals and the local association to advocate for their individual and collective points of view.

G. Possible agenda items for upcoming LUC meetings (no action at this time):

1. Application to build 6,000 square feet of retail space at 101 N. La Brea.
2. Demolition of 9 single family residences and construction of a new 5- story, 88-unit apartment building over garage levels at 501-543 N. Wilton
3. Application for a Tract Map to build 8 new condominium units at 800 S. Lorraine Blvd.
4. Construction of new 5-story, 44-unit condominium building at 836-850 S. Crenshaw Blvd.
5. Application for a tract map for new condominiums at 850 N. Sycamore Ave.
6. Application to demolish existing structures and build 169 apartments at 904-932 S. La Brea.
7. Change of Use to convert the old Scottish Rite Temple to a private, non- profit museum at 4357 W. Wilshire Blvd.

X. NEW BUSINESS

A. Endorsement of appointment of Douglas Woods to the Wilshire Park-Windsor Village-Country Club Park HPOZ Board as the at-large Member. (Stromberg)

Issue: According to the Office of Historic Resources, the representative filling this particular seat is selected at large by a majority vote of the initial four (six in our case) Members, with input from the Certified Neighborhood Council representing the neighborhood (in this case, the GWNC). Therefore, the GWNC provides input on the appointment, but the final determination is made by the HPOZ Board (in this case, the Wilshire Park-Windsor Village-Country Club Park HPOZ Board). Douglas Woods (see background handout) is endorsed by the Windsor Village Neighborhood Association. Doug Woods will be replacing Ms. Joanne McKenzie, who is also from the Windsor Village community, on the HPOZ Board.

Recommended Motion (from Julie Stromberg): That the GWNC [see the below Motion].

**MOTION** (by Ms. Stromberg, seconded by Mr. Mariscal): The Greater Wilshire Neighborhood Council will endorse the appointment of Douglas Woods to the Wilshire Park-Windsor Village-Country Club Park HPOZ Board as the at-large Member.

**MOTION PASSED** unanimously by a hand vote.

[At this time, we request that all Board Members, Alternates, Stakeholders and Guests join us in the Ebell's Lounge for the following information-only presentation. No Board action is requested or required on this item at this time.]

B. Plans for the Farmers' Insurance property at 4680 Wilshire Blvd. (CIM)

Developers' representatives will present their preliminary plans for the property, reflecting recent community discussions with residents of the Brookside neighborhood.

[*This Agenda Item was addressed after Item #XII.*] Approximately 125 Stakeholders were present in the Ebell's Lounge for this presentation. Mr. Smith introduced CIM Group representatives and explained the issue. CIM's Lead Project Developer and architects Hans

Anderle and Scott Adams presented about their project at the former Farmers' Insurance building at 4680 Wilshire Blvd. [<http://www.cimgroup.com/investments/mullen-wilshire>]. Many poster boards with renderings, site plans and floor plans were set up around the room. The project was to be a restaurant, then 119 housing units, "now they're in full compliance with the Park Mile Specific Plan." The Lead Developer said they presented to the Brookside Homeowners Association. Soon after this presentation they will submit an Application to the City Planning Dept., then there will be official Public Hearings. The project includes "the former Farmer's Insurance Building and the block to the east."

They planned for the tower to have 54 condominiums, with 27 homes in the middle and 38 homes in the east block. Now, they propose to have 52 condominiums, with 11 luxury homes in the middle and 24 homes in the east block. The total number of homes was reduced from 119 to 87. Pricing is to be determined, but expected to be around \$900,000 for tower condominiums and \$1.2 to \$2.2 million for single-family homes. He said "we're proposing to close Mullen Ave" and that if they do not close Mullen, they will need to "go back to" the higher-density plan.

Mr. Anderle said "the beautiful tower, it will stay exactly the same" and the trees will stay. The tower would have 12 units per floor of around 1,500 – 2,300 square feet each. They will "bring this all up to code." He added that "the setbacks will be maintained on Wilshire . . . we've got courtyards that are running from Wilshire all the way down to the paseo." He described how the design, features and "Spanish and Mediterranean architecture" blend well with the surrounding neighborhood.

It was explained that the project is zoned RD-3 and that CIM would build seven two-story single-family homes instead of them all being the three stories high that they are allowed. The "closure of Mullen creates one point of entry at Wilshire." It was said that "we have proposed a pocket park . . . as a community benefit" at Mullen and 8<sup>th</sup> St. "This park would be on private property"; the HOA would maintain and secure it. If the community does not want the park, "instead of 10 feet between the east side homes" CIM could move the homes toward the west so that there is 14 to 15 feet between them. "The entire project is one condominium association . . . every house is technically a condominium" though "the homes along 8<sup>th</sup> St. . . . will look . . . and feel like single-family homes . . . we haven't created a private gated community . . . it embraces Brookside." It was said that "once the homes are sold" the HOA could build a fence, though the builder can write CC&Rs with that in regard.

It was said that the R-3 zoning was meant "to be a transitional zone, not deep-lot single-family homes or bungalows like in the R-1 zone south of 8<sup>th</sup> St. He said "we are putting front doors all the way around" and "embracing the community." He said they could build one large three-story building like north of Wilshire but "this is much better . . . everything you see tonight is based on the feedback we got from the community."

It was said that "we're going to build an underground parking lot where there's currently an empty lot" between the tower and the block to the east. They are greatly reducing (217 to 87) the number of parking spaces that were dedicated to the site. There would be 2 ½

spaces per unit for the west side homes; they are “looking at the concept of automated parking . . . there will be parking . . . meeting or exceeding the Park Mile Specific Plan.”

Stakeholders believed that the project’s homes need more variation; some encouraged designing the homes more like the homes south of 8<sup>th</sup> St. A Stakeholder encouraged a “C” plan with “a little less density and a little more open space.” Muirfield residents were concerned about added traffic, especially if Mullen is closed. The Lead developer indicated that their traffic considerations are based upon traffic counts made in May.

A project representative noted that the project must comply with CEQA [the California Environmental Quality Act] and that they will present to the Park Mile Design Review Board. They will submit more documentation to City Planning by the end of July. There will be an “advisory City hearing” in December 2015. Farmer’s Insurance is slowly moving out, finishing moving by March 2016. CIM “bought the entire four blocks” and moved their headquarters there. Eighteen months of construction is expected to start in April 2016 with a Fall 2017 completion.

#### XI. BOARD MEMBER REPORTS, COMMENTS & ANNOUNCEMENTS

There were no other Board Member comments or new business at this time.

#### XII. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

There were no other requests for Motions or Agenda items at this time.

#### XIII. ADJOURNMENT

A. Next meeting, Wednesday, August 12, 2015, 7:00 p.m.

The Meeting was **ADJOURNED** at 9:45 p.m.

Respectfully submitted,

David Levin, Minutes Writer

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

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