



Greater Wilshire Neighborhood Council General Meeting  
July 13, 2016

Approved by the committee on August 10, 2016

**I. WELCOMING REMARKS:**

**A. Call to order & Flag Salute (Owen Smith -President)**

A duly noticed Meeting of the Greater Wilshire Neighborhood Council ("GWNC") Board of Directors was held on Wednesday, July 13, 2016, 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. The Pledge of Allegiance was led by Frances McFall.

**B. Roll Call (Joe Hoffman - Secretary)**

Secretary Joseph Hoffman called the roll. Thirteen of the 20 Board Members or their Alternates were present at the Roll Call: Colette Amin (Alternate for Tucker Carney), Jeffrey Carpenter, Charles D'Atri, Philip Farha, Michael Genewick, John Gresham, Phivan Ha (Alternate for Karen Gilman), Joseph Hoffman, Frances McFall, Caroline Moser, Steven Senigram, Owen Smith, and John Winther, Barbara Savage, Julie Stromberg, and Karen Gilman arrived later. Patricia Carroll, Nancy Kim, Greg Wittmann, and James Wolf were absent and not represented by an Alternate. New Education Seat Board Member Scott Appel was appointed to the Board during below Item #VII. A. 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 20 currently filled Board Seats, or 12 Members present (see <http://greaterwilshire.org/wp-content/uploads/2015/10/GreaterWilshireBylawsApproved2014.pdf>), so the Board could take such votes. Twenty of the 21 Board Seats were filled (by election or appointment). One Board and some Alternate Seats were vacant; to apply, see [http://\\_](http://_). Also attended: approximately 30 Stakeholders and guests.

*Board Member Julie Stromberg arrived at this time (7:05), making 14 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 12).*

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

**A. CD4 Update (Daniel Park)**

Daniel Park, Neighborhood Advocate for L.A. City District Four Councilman David Ryu (213-485-3337; [Daniel.Park@LACity.org](mailto:Daniel.Park@LACity.org); <http://CD4.LACity.org>), reported that Nikki Ezhari could not attend and there was no report at this time.

**B. CDS Update (John Darnell)**

*[This Agenda Item was addressed after Item #IX] John Darnell, Field Deputy for L.A. City District Five Councilman Paul Koretz (310-289-035; [John.Darnell@LACity.org](mailto:John.Darnell@LACity.org); [www.lacity.org/council/cd5](http://www.lacity.org/council/cd5)), reported on upcoming events.*

**C. LAPD Senior Lead Officers**

Harry Cho, LAPD Olympic Division Senior Lead Officer (office 213-382-9102; mobile/text phone 213-793-0649; [33817@LAPD.LACity.org](mailto:33817@LAPD.LACity.org); [http://www.LAPDonline.org/olympic\\_community\\_police\\_station](http://www.LAPDonline.org/olympic_community_police_station)), reported that "crime is on the increase . . . compared to last year." He announced the annual National Night Out on the usual first Tuesday night in August

[2nd] at the Station at which there will be refreshments and snacks. He explained that the AB109 early release law resulted in more criminals being on the streets.

*Board Member Karen Gilman arrived at this time, replacing her Alternate Phivan Ha, keeping the number of Board Members (or their Alternate(s)) present at 14 (the GWNC quorum at this Meeting was 12).*

Officer Cho continued that a number of crimes "dropped to misdemeanors" that were felonies. Some crimes are committed by meth addicts.

D. Other local government representatives

There were no other government representative reporting. \_

III. **LADWP UPDATE** (Discussion and possible Board action) (Humphreville). DWP Reform  
Mr. Humphreville reported on the proposed ballot measure to change how the Department of Water and Power is governed (Council File #16-0093) [which the GWNC voted about at its May 11th Meeting].

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

Mr. Humphreville reported on a tax being considered to fund homeless services.

*Board Member Barbara Savage arrived at this time (7:15), making 15 Board Members (or their Alternate(s)) present the GWNC quorum at this Meeting was 12.*

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

There were no public comments at this time.

VI. **ADMINISTRATIVE ITEMS** (Discussion and Board Action)

A. Review and adoption of June 8, 2016 Minutes (Joe Hoffman)

**MOTION** (by Mr. Gresham, seconded by Ms. Savage): The Greater Wilshire Neighborhood Council approves the Minutes of its June 8, 2016 General Meeting as written.

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

B. Appointment of Community Impact Statement Writers (Owen Smith) Board Member Joseph Hoffman was appointed.

VII. **PRESIDENT' S REPORT:**

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

**MOTION** (by Ms. Gilman, seconded by Ms. McFall): The Greater Wilshire Neighborhood Council appoints as Board Members

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 Alternate; Angie Szentgyorgyi, Area 14 -Windsor Square Alternate; and Scott Appel -Education Representative .

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

The seven new Board Members read aloud the Neighborhood Council Oath of Office.

*New Board Members Scott Appel and Bobbie Kumetz were Seated with the Board at this time, making 17 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 12).*

After below Item #C, Board Members Barbara Savage and read aloud the Neighborhood Council Oath of Office.

- B. Alternate Board Member Vacancies. Eligible for nominations of qualified candidates, to be submitted to the Board for approval: Area 15 -Windsor Village; Education; and Religion.

Mr. Smith noted the vacancies. [To apply see <http://greaterwilshire.org/wp-content/uploads/2015/10/GreaterWilshireBylawsApproved2014.pdf>.]

- 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 - Ethis; Hunter -Ethics & Funding; Jewett -Funding; Kim -Ethics & Funding; Kirkham - Ethics & Funding; Morgens -Ethics & Funding; Rosales -Ethics & Funding; Senigram -Ethics & Funding; and Stromberg - Ethics.

Ms. Stromberg reported that she completed her Ethics Training on July 10th and submitted the necessary documentation. Mr. Smith noted the above.

- 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 and Hunter.

Mr. Smith noted the above.

#### 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

For Ms. Carroll, Mr. Hoffman distributed copies of and reviewed the GWNC "June 2016 Monthly Expenditure Report" with recent expenses.

FUNDING MOTION (by Mr. Hoffman, seconded by Mr. Carpenter): The Greater Wilshire Neighborhood Council approves its Monthly Expenditure Report for June 2016.

CALL for the QUESTION (by Mr. Gresham). Zero opposed; zero abstained.

FUNDING MOTION PASSED unanimously by a roll call vote of the 15 eligible voters present with all 15 in favor ("Yes" or "Aye") (Amin, Carpenter, D'Atri, Farha, Genewick, Gilman, Gresham, Hoffman, Kumetz, McFall, Moser, Savage, Smith, Stromberg Winther); zero opposed; zero abstained. Mr. Appel and Mr. Senigram were ineligible to vote due to not having current Ethics Training and/or Funding Training.

- 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

Mr. Hoffman reviewed the above.

FUNDING MOTION (by Mr. Hoffman, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council approves the individual expenses listed in the Monthly Expenditure Reports (MERs).

FUNDING MOTION PASSED unanimously by a roll call vote of the 15 eligible voters present with all 15 in favor ("Yes" or "Aye") ( Amin, Carpenter, D'Atri, Farha, Genewick, Gilman, Gresham, Hoffman, Kumetz, McFall, Moser, Savage, Smith, Stromberg, Winther); zero opposed; zero abstained. Mr. Appel and Mr. Senigram were ineligible to vote due to not having current Ethics Training and/or Funding Training.

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

Public Storage - July \$117.00; and Facebook \$54.90.

Mr. Hoffman reviewed the above and explained that the GWNC is seeking other less expensive meeting locations. It was agreed to add up to \$150 per month for a Transportation Committee meeting location.

- 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

FUNDING MOTION (by Ms. Stromberg, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council approves paid expenses that will show up on its July 2016 Monthly Expense Report.

FUNDING MOTION PASSED unanimously by a roll call vote of the 15 eligible voters present with all 15 in favor ("Yes" or "Aye") (Amin, Carpenter, D'Atri, Farha, Genewick, Gilman, Gresham, Hoffman, Kumetz, McFall, Moser, Savage, Smith, Stromberg, Winther); zero

opposed; zero abstained. Mr. Appel and Mr. Senigram were ineligible to vote due to not having current Ethics Training and/or Funding Training.

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

Mr. Hoffman reported that the GWNC awaits processing by DONE [the L.A. Department of Neighborhood Empowerment].

- 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. ONE budget package for FY 2016-2017 will be approved at August GWNC Board meeting: due to DONE in September.

Mr. Hoffman reported that the GWNC awaits processing by DONE [the L.A. Department of Neighborhood Empowerment].

**IX. OUTREACH COMMITTEE (Discussion and Possible Board Action) (Joe Hoffman)**

- A. Update on the June 25, 2016 meeting

Mr. Hoffman reported that 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, "wiggle-waggle" dog walks, themed neighborhood tours (gardens, architectural, etc.), etc.

- B. Request for Citizen Recognition Award Candidates -Please contact [outreach@greaterwilshire.org](mailto:outreach@greaterwilshire.org) with suggestions for future awards.

Mr. Hoffman noted the above.

- C. Next Outreach Committee meeting: July 30 at 9am at Bricks and Scones Cafe, 403 North Larchmont Blvd.

Mr. Hoffman noted the above.

**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)

Ms. Stromberg reported on Metro Purple Line decking work. Phase II was to begin by July 17. Phase III is scheduled for July 29th-August 1st. She said "all work is on schedule." Jet grouting will be in September.

- B. Next Transportation Committee Meeting; Monday, August 1, 2016, 7:00 p.m.; Location TBA

Ms. Stromberg noted the above.

**XI. SUSTAINABILITY COMMITTEE (Julie Stromberg, Barbara Savage) (Discussion and Board Action, as noted).**

- A. Recap of the June 14, 2016 meeting

Ms. Stromberg reported that "we had great attendance" as California Greenworks presented [on "Resilient Landscape Design for Residential Parkways."]

- B. GWNC Environmental & Sustainability Committee Summer 2016 Drought-Tolerant Landscaping Garden Tour. (Julie Stromberg/Barbara Savage/Cathy Roberts). Recap of event.

Ms. Stromberg reported that "we had around 400 people attend" from as far as Palm Springs and Santa Maria.

- C. Next GWNC Environmental & Sustainability Committee Meeting; Tuesday, September 13, 2016, 7:00 p.m.; Location TBA.

Ms. Stromberg noted the above.

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

No new business was brought up at this time.

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

*Board Member Julie Stromberg recused herself and left the room at this time, 16 Board Members present (the GWNC quorum is 11).*

- 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.

Copies were distributed of the Master Land Use Permit Application and letters from Susan Grossman, Vice-President, Hancock Park Homeowners Association and Charles D'Atri, President, Larchmont Village Neighborhood Association. Sharon Keyser, Paramount's Senior Vice President of Real Estate, Government and Community Relations, presented for Paramount, assisted by Andrea Ceragioli, Director of Community Relations, showed slides and explained the "25-year" Plan. Two lots of the Plan are south of Melrose Ave. within the GWNC area. She described their historic preservation work, "traffic mitigation program" and digital signage mitigation measures. "Images will be static . . . with a one- minute refresh rate." More public Hearings will be held. They just received the City Planning Dept. report.

Stakeholder Mary Ann Biewener, "a named appellant" in a project appeal of "the developmental agreement," believed that "proposed structures are out of scale and that a parking study recommends the removal "of digital signage." Stakeholder Maggie Pena said the parking structures "are a monstrosity . . . that take a full block"; she urged instead building underground parking and a northern setback. Mr. D'Atri stated that "the Plan they've presented is a hodgepodge of entitlements." He said the 240-foot tower is "out of character" with the surrounding neighborhood. He noted "tens of millions of dollars" in previous City tax entitlements to Paramount and believed the Plan sets an undesired precedent.

Mr. Farha noted that there was no quorum at the last Land Use Committee Meeting, so no votes were taken. Ms. Keyser described Paramount's digital and supergraphic signage plan. Ms. Biewener noted that City Council District Four Planning Deputy Julia Duncan emailed her that CD4 opposes establishing a Sign District in that area.

**MOTION** (by Ms. Gilman, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council opposes the Paramount Pictures Master Plan, Specific Plan, Tentative Tract Map, the Special Sign District, and final Environmental Impact Report. The GWNC joins with surrounding neighborhood organizations in expressing great concern regarding the height of the two proposed office towers, the impact of additional traffic, the digital and electronic signs and supergraphics, in particular..

**DISCUSSION:** Mr. Winther believed the GWNC should not vote on project elements not within the GWNC area. Mr. Hoffman noted that the GWNC has before voted on elements and items that affected and were "within the sphere of influence" of the GWNC.

**MOTION PASSED** by a hand vote with nine in favor; three opposed; three abstained (the GWNC counts abstentions as neither "yes" votes or "no" votes).

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.

Copies were distributed of a "Q&A" and "Summary Fact Sheet." Mr. Farha noted that the City would be voting on July 14th\_

*Board Member Julie Stromberg returned to the room at this time, making 17 Board Members present (the GWNC quorum is 12).*

Stakeholder Daniel Brook expressed that the current ICO and proposed BMO are too restrictive.

**MOTION** (by ???, seconded by Mr. Senigram): The Greater Wilshire Neighborhood Council supports the City's proposed Baseline Mansionization Ordinance and Baseline Hillside Ordinance (BMO/BHO) Code amendment, City Council File 14-0656.

**MOTION PASSED** by a hand vote with 10 in favor; two opposed; three abstained (the GWNC counts abstentions as neither "yes" votes or "no" votes).

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

Copies were distributed of a rendering.

**MOTION** (by Mr. Farha, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council supports the application for a Tentative Tract Map and density bonus to build a 23-unit condominium project at 712-718 North Hudson Ave.

**MOTION PASSED** by a hand vote with 11 in favor; 3 opposed ; 1 abstained (the GWNC counts abstentions as neither "yes" votes or "no" votes).

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: [see below].

Copies were distributed of the Filing Notification and letters from Elizabeth Fuller, Secretary, and Charla Gardner, Board Member, Sycamore Square Neighborhood Association.

**MOTION** (by Mr. Farha, seconded by Mr. Wolf): The Greater Wilshire Neighborhood Council Board supports 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.

**DISCUSSION:** Stakeholder Charla Gardner opposed the project.

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

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: [see below]..

Copies were distributed of the Variance application and a letter from Elizabeth Fuller, Secretary, Sycamore Square Neighborhood Association.

**MOTION** (by Mr. Farha, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council opposes the Variance application for an over-height fence at 924 S. Mansfield Ave.

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

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: [see below].

**MOTION** (by Mr. Farha, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council opposes 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.

**MOTION PASSED** by a hand vote; zero opposed; zero abstained (the GWNC counts abstentions as neither "yes" votes nor "no" votes).

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 that the City not widen Lorraine.

[Note that the LUC vote on this recommendation was not unanimous. The final tally was 7 in favor, 3 opposed, 3 abstained.]

Copies were distributed of the Subdivider's Statement. There was discussion and agreement to remove the word "encourages" from the above recommended motion.

**MOTION** (by Mr. Farha, seconded by Mr. Winther): The Greater Wilshire Neighborhood Council approves the applicant's request for a Vesting Tentative Tract to merge excess city right of way along 8<sup>th</sup> Street and that the City not widen Lorraine.

**DISCUSSION:** Stakeholders Jeff Healy and Beth Comstock were concerned with the project's traffic and design safety. Stakeholder Flora Bautista was concerned about the proposed access on Lorraine Blvd. instead of 8th Street; she urged requesting the City to delay its decision. Mr. Gresham announced that, though he voted at the Land Use Committee Meeting in favor of the project, he now was opposed to it. Ms. Stromberg reported that the HPOZ Board wanted to delay the project; she said "this street is incredibly narrow . . .with traffic issues." David Soferi said the LADOT recommended that the access be on Lorraine.

*Board Member Frances McFall left at this time (9:06), making 16 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 12).*



**MOTION FAILED** by a hand vote with three in favor; seven opposed; five abstained (the GWNC counts abstentions as neither "yes"votes nor "no"votes).

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: [see below].

**MOTION** (by Mr. Farha, seconded by Ms. Stromberg): The Greater Wilshire Neighborhood Council supports 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.

**DISCUSSION:** Copies were distributed of the Filing Notification. Mr. Hoffran explained the project and that it would include two Ellis Act tenant evictions.

**MOTION PASSED** by a hand vote with 12 in favor; three opposed; zero abstained.

XIV. **BOARD MEMBER COMMENTS/ANNOUNCEMENTS**

There were no Board member comments or announcements at this time.

XV. **ADJOURNMENT BOARD MEMBER COMMENTS/ANNOUNCEMENTS**

Mr. Smith declared the Meeting ADJOURNED at 9:15 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://greaterwilshire.org/board-agendas-minutes/>