



Greater Wilshire Neighborhood Council
General Board Meeting, Wednesday, August 8, 2018
Approved September 12, 2018

I. WELCOMING REMARKS:

A. Call to order & Flag Salute

A duly noticed Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Board of Directors was held on Wednesday, August 8, 2018, at the Ebell of Los Angeles, 743 S. Lucerne Blvd., Los Angeles, CA 90005. Board Member Charles D’Atri called the meeting to order at 7:37 p. m.

B. Flag Salute (Frances McFall)

The Pledge of Allegiance was led by Mr. D’Atri.

C. Roll Call (Joe Hoffman – Secretary)

Greg Wittmann called the roll. Fifteen of the 21 Board Members or their Alternates were present at the Roll Call: Scott Appel, Tucker Carney, Patricia Carroll (Treasurer), Charles D’Atri, Michael Genewick, Karen Gilman, John Gresham, Frances McFall, Adam Morgens (Alternate for Jeffrey Carpenter), Caroline Moser, Tess Paige (Alternate for Max Kirkham), Tammy Rosato (Alternate for Bradley Jewett), Conrad Starr (Alternate for Joseph Hoffman, Secretary), John Winther and Greg Wittmann. Six Board Members were absent and not represented by an Alternate: Philip Farha, Bobbie Kumetz, Steven Senigram, Owen Smith (President), Julie Stromberg and James Wolf (Vice-President). 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 filled Seats, or 13 Members (see the Bylaws at <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). No Board Seat(s) were vacant. Five Alternate Seats were vacant [see Item #VI. A.; to apply see www.GreaterWilshire.org]. Also attended: approximately 53 Stakeholders and guests.

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

A. CD4 Update (Rob Fisher)

[*This Agenda Item was addressed after Item #III. A.*] L.A. City District Four Councilman David Ryu (213-485-3337; 323-957-6415; David.Ryu@LACity.org; <http://DavidRyu.LACity.org>), reported that “we were in constant contact” with the DWP regarding recent power outages. He said “they were working round-the-clock . . . on the poles and underground . . . the big problem was the communication . . . that will never

happen again . . . we are very aware of what’s going on.” Councilman Ryu urged support for his proposed NC reforms Ordinance.

B. CD5 Update (Robert Oliver)

Robert Oliver, Field Deputy for L.A. City District Five Councilman Paul Koretz (323-866-1828; 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

Hebel Rodriguez, an 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 there was “an increase in property crime . . . such as car thefts, breaking into cars . . . catalytic converters stolen.” He cautioned not to leave valuables in vehicles and to close windows and lock doors. “Doggie doors” have been accessed for home entries. “Restaurant burglaries are happening throughout the day”; other businesses are being burglarized after operating hours. He urged to “make sure you have some type of surveillance system.” Officer Rodriguez recommended that, while vehicle keys are at home, to keep them in an aluminum-lined container, so the key fob signal cannot be accessed from outside. CPAB (Community Police Advisory Board) (<http://www.lapdwilshire.com/community-police-advisory-board.html>) will meet Thursday, August 16th [at 7:00 p.m. at the Wilshire Station].

D. Metro (Ned Racine)

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), could not attend and there was no report at this time.

E. Department of Neighborhood Empowerment (John Darnell)

John Darnell, Neighborhood Council Advocate, L.A. Dept. of Neighborhood Empowerment (DONE) (213-978-1551; John.Darnell@LACity.org; www.EmpowerLA.org), reported that [the L.A. Board of Neighborhood Commissioners] would consider the NC reforms Motion at its August 15th meeting. There will be an August 14th ResilientLA event.

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

DWP Chief Operating Officer Martin Adams showed slides and presented. He described recent heat-related energy usage challenges and responses. Usage was “breaking peak energy records.” He explained that hot, stuffy underground vault conditions, in which workers may have to rotate out every 15-20 minutes, which degrades equipment. He said

“we brought in all available people to work on the repairs,” including from central California, and “we will be using Nextdoor . . . to connect with customers a lot more.” He noted increasingly larger equipment investments. Most GWNC area equipment was installed from the 1930’s-1970’s and there is “ongoing work” replacing temporarily-repaired equipment. There will be some “planned outages to make repairs.” He noted City street maintenance-related restrictions and said “as we replace infrastructure, it’ll be built to a higher standard.” Mr. Adams explained difficulty providing repair completion time estimates. Ratepayers Advocate Fred Pickel presented slides, and noted Los Angeles’ relatively low frequency of power outages compared to other cities and that the duration of outages is “about average.”

B. Budget Advocate Report.

Mr. Humphreville did not report at this time.

C. LANCC Report

Colette Amin reminded for LANCC [the Los Angeles Neighborhood Councils Coalition; LANCC@EmpowerLA.org; www.LANCC.org] that the Congress of Neighborhoods will meet on Saturday, September 22 at City Hall. There will be around 40 workshops.

IV. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Rachel Burke, of CicLAVia [213-355-8500; Info@CicLAVia.org; @CicLAVia], described the September 30th event “connecting Walt Disney Concert Hall and the Hollywood Bowl” and noted local street closures for it.

V. ADMINISTRATIVE ITEMS (Discussion and Board Action)

A. Review and adoption of the July 11, 2018 minutes.

The following correction was requested: page three, Item #V. B: “There were no volunteers.” should read “Conrad Starr and Tess Paige were appointed as GWNC Neighborhood Council Resilience Liaisons.”

MOTION (by Mr. Gresham, seconded by Ms. Rosato): The Greater Wilshire Neighborhood Council approves the Minutes of its July 11, 2018 General Meeting as corrected.

MOTION PASSED unanimously by a hand vote; 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: Area 3 – Country Club Heights; Area 12 – Western-Wilton; Business; Education; and Religion.

Mr. D’Atri noted the above.

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: Hanne Mintz – Ethics & Funding; Adam Morgens – Ethics; Kathleen Mulligan – Ethics; James C. Wolf – Ethics; Charles D’Atri - Ethics; Jeff McManus – Ethics; Max Kirkham – Ethics; Scott Appel – Ethics; Sue Horowitz – Ethics; Kimberly Nortman – Ethics; and Tucker Carney – Ethics.
Mr. D’Atri 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.
Mr. D’Atri noted the above.

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

- A. Approval of Monthly Expenditure Report (MER) for July 2018 (Discussion and Board action)

7/8/18 Public Storage \$146.00
7/12/18 San Wilshire Board copies \$40.57
7/24/18 San Wilshire LUC copies \$26.16
Ms. Carroll reviewed the above.

FUNDING MOTION (by Ms. Carroll, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council approves its Monthly Expenditure Report for July 2018.

FUNDING MOTION PASSED unanimously by a roll call vote of the 13 eligible voters present with all 13 in favor (“Yes” or “Aye”) (Carney, Carroll, D’Atri, Genewick, Gilman, Gresham, McFall, Moser, Paige, Rosato, Starr, Winther and Wittmann); zero opposed; zero abstained. Mr. Appel and Mr. Morgens were ineligible to vote due to not having current Ethics Training and/or Funding Training.

- B. Approval of individual expenses listed in the July 2018 MER (Discussion and Board Action). See above.
Ms. Carroll reviewed the above.

FUNDING MOTION (by Mr. Gresham, seconded by Ms. Carroll): The Greater Wilshire Neighborhood Council approves the individual expenditures it made in July 2018.

FUNDING MOTION PASSED unanimously by a roll call vote of the 13 eligible voters present with all 13 in favor (“Yes” or “Aye”) (Carney, Carroll, D’Atri, Genewick, Gilman, Gresham, McFall, Moser, Paige, Rosato, Starr, Winther and Wittmann); zero opposed; zero abstained. Mr. Appel and Mr. Morgens were ineligible to vote due to not having current Ethics Training and/or Funding Training.

- C. Review July 2018 Board Expenses that will show up on the August 2018 Monthly Expense Report (Discussion only, no Board Action necessary)
Ebell \$350.00
Larchmont Chronicle \$358.00

Ms. Carroll reviewed the above.

- D. Update on re integrating \$1500 escrow funds into GWNC budget. Possible board action.
Ms. Carroll updated about the above.

VIII. OUTREACH COMMITTEE (Discussion and Possible Action as noted) (Tess Paige)

- A. The August 4, 2018 Outreach Meeting Report.

Ms. Paige reported on the above.

- B. Update on Soft Story Town Hall Event.

Ms. Paige reported on the event, which immediately preceded this Meeting.

- C. Larchmont Boulevard Association Family Fair: October 28, 2018 from 12:00 noon until 6:00pm. Booth fee is \$350.00 and Clean Up fee is \$100.00 (refundable). The checks should be separate, so the \$100.00 cleanup fee can be returned after the event. Proposed Motion: That the GWNC Board [see the below Motion].

Copies were distributed of Fair information.

FUNDING MOTION (by Ms. Paige, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council approves \$350.00 plus a \$100 refundable deposit for a booth at the Larchmont Boulevard Association Family Fair on October 28, 2018.

FUNDING MOTION PASSED unanimously by a roll call vote of the 13 eligible voters present with all 13 in favor (“Yes” or “Aye”) (Carney, Carroll, D’Atri, Genewick, Gilman, Gresham, McFall, Moser, Paige, Rosato, Starr, Winther and Wittmann); zero opposed; zero abstained. Mr. Appel and Mr. Morgens were ineligible to vote due to not having current Ethics Training and/or Funding Training.

- D. Next Outreach Committee meeting: September 1 [at the Sep. 12th Board Meeting it was noted that the August 8th Agenda should have said “September 8,” not “September 1”], 2018, at 9am at Bricks and Scones Café, 403 N. Larchmont Blvd., Los Angeles, CA 90004.

Ms. Paige noted the above.

IX. TRANSPORTATION COMMITTEE (Discussion and Possible Action) (Julie Stromberg)

- A. Upcoming Transportation Committee Meeting. The next GWNC Transportation Committee Meeting will be on Monday, October 15, 2018, 7:00 p.m., at Marlborough School, 250 S. Rossmore Ave., Los Angeles, CA 90004.

Mr. D’Atri noted the above.

X. SUSTAINABILITY COMMITTEE (Discussion and Possible Action) (Julie Stromberg)

- A. Upcoming GWNC Sustainability Committee Projects. (Julie Stromberg) GWNC to host a rain barrel workshop with Rain Barrels, Intl. on Saturday, October 27, 2018, 10 a.m. – 12 p.m., Memorial L.A. High Library, 4625 W. Olympic Blvd., Los Angeles, CA 90019. The GWNC Sustainability Committee is looking to recognize a “Green” Business in the

Greater Wilshire area. For more information and to nominate a Green Business, please see <http://www.greaterwilshire.org>, or email sustainability@greaterwilshire.org. Mr. D'Atri noted the above.

- B. Upcoming Sustainability Committee Meeting. Next GWNC Environmental & Sustainability Committee Meeting will be held on Tuesday, August 14, 2018, at Marlborough School, Collins Room – D200, 250 South Rossmore Avenue, Los Angeles, CA 90004.

Mr. D'Atri noted the above.

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

Ms. Carroll noted an item for consideration.

XII. LAND USE COMMITTEE (Discussion and Possible Action) (Caroline Labiner-Moser)

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

- A. 250 S Wilton Place: (Discussion and Possible Action) (Steve Kaplan). Proposing to create new 5-small lots for single family residential purposes. Each residence will have attached garages. VTT-77081-SL, ENV-2017-3703-CE. Will Return Next Month No motion made. No Vote taken.

It was noted that the project address is 250 North Wilton Place, not “250 S Wilton Place.”

Ms. Moser explained the above.

- B. 985-991 3rd Avenue: (Discussion and Possible Action) (Laszlo Faerstain, Michael Ko, Irina Tudorache). Demolition of an existing SFD for new construction, use and maintenance of a 6-story 51-unit apartments with 11 units set aside for low income. Requested entitlement: Pursuant to LAMC 12.22.a31, applicant request approval for the construction of a tier 2 TOC development. Utilizing TOC base incentives: 1. FAR, 2. Density, 3. Parking reduction and two additional incentives: 1. Yard reduction to RAS 3 standards, 2. Tier 2 Transitional Height Option. DIR-2018-2234-TOC. Will Return Next Month. No motion made. No Vote taken.

Ms. Moser described the project.

MOTION (by Ms. Moser, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council opposes the project at 985-991 3rd Ave. as presented.

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

- C. 5770 W. Melrose Ave.: (Discussion and Possible Action) (Mina Cha). Request to allow continue use, Maintenance and Operation of an existing 550 sq. ft. pet supply and grooming store with existing hours of operation from 8:30 am to 6:00 pm. Requesting to extend the hours from 7:00 am to 11:00 pm. daily. Within the C1-1VL Limited Commercial Zone. ZA-2018-3257-ZV. Committee vote unanimously to support the application. Proposed Motion: The Land Use Committee recommends that the Board of the Greater Wilshire Neighborhood Council [see the below Motion].

Copies were distributed of a Planning Application. Ms. Moser described the project.

MOTION (by Ms. Moser, seconded by Mr. Genewick): The Greater Wilshire Neighborhood Council supports the application for a zone variance for continued use of an existing pet supply and grooming store at 5770 W. Melrose Ave. and the request to extend the hours from 7:00 am to 11:00 pm. daily.

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

D. The next Land Use Committee meeting will be August 28, 2018 at Marlborough School, 250 S. Rossmore Ave, the Collins Room, D-200, Los Angeles, CA 90004.

Ms. Moser noted the above.

E. Possible agenda items for upcoming meetings:

Ms. Moser noted that the following items were presented for information only. No action was requested or required at this time.

- i. 3323 W. Olympic Blvd. & 975-987 S. Manhattan Pl (Kevin Read and Dominic Hong). 7-story residential building w/ 95 apartments, 2 levels of subterranean parking w/ 162 parking stalls. Total gross building square footage = 123,445 sq. ft. Building height 95' CPC-2018-656-DB-SPR, ENV-2018-657-EAF. Density Bonus Review. The Manhattan Project I. Presenter possible changes. Applicant will return with further updates.
- ii. 3323 W. Olympic Blvd & 970-996 S. Manhattan Pl. (Kevin Reed and Dominic Hong). 7-story mixed use building w/ 114 apartments and 3,550 sq. ft. of retail (hours of operation 9am to 9 pm) fronting Olympic Blvd., with 2 levels of subterranean parking w/ 216 parking stalls. Total gross building square footage = 159,186 sq. ft. Building height 95' CPC-2018-617-DB-SPR, ENV-2018-618-EAF. Density Bonus Site Plan Review. The Manhattan Project II. Applicant will return with further updates.
- iii. 5212 W. Melrose Ave. Repurposing of 10,045 sq. ft. building for a new boutique hotel use, consisting of up to 18 guest rooms, with a small hotel lobby. Requested entitlements: 1. Conditional use permit to allow a hotel within 500 feet of any A or RE zone; 2. Zone variance to allow the maintenance of the existing driveway width of 8' 9" feet to serve the hotel use in lieu of the required 10 feet; 3. A zoning adjustment to allow parking stackers within the required rear yard setback. ZA-2017-3165-CU-ZV-ZAA, ENV-2017-3166-EAF.
- iv. 5784 Melrose Ave: 7-Eleven Store (Adan Madrid). Requesting to contact us at a later date.
- v. 5123 W. Clinton Ave: (Gavin McKiernan). Present use: Duplex. One Lot Subdivision into two Condominiums. Project is already under construction. Preliminary parcel map pursuant to section 17.50 For condo purpose to create two condo units. AA-2018-2625-PMLA-CN, ENV-2018-2626-CE.
- vi. 474 N. Western Avenue: (Discussion and Possible Action) (Kevin Franklin). A CUB to allow sale/dispensing of beer and wine for onsite consumption in conjunction with an existing 1535 sq. ft. Restaurant w/44seats and 218 sq. ft. patio w/14 seats. Hours 11 am to 12 am Mon – Wed and 11 am to 1 am Thursday – Sunday om a C2-1 zone. ZA-2018-3156-CUB, ENV-2018-3157-CE.

- vii. 845 S. St Andrews Place: (Discussion and Possible Action) (SaHar Khazani).
Demolition of a school to build a 6 story 25 unit apartment building. TOC. DIR-2018-3524-TOC, ENV-2018-3525-EAF.

XIII. BOARD MEMBER COMMENTS/ANNOUNCEMENTS/LIAISON REPORT

- A. Homelessness Liaison Report (Joe Hoffman). Increase in homeless numbers in our area despite small reduction city-wide. Launch of Homeless Outreach Portal (LA-HOP.org) for outreach requests from the public.

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

Ms. Rosato noted that CPAB meetings are third Thursdays at LAPD Wilshire Station.

XIV. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

No other requests were made.

- A. Next meeting – September 12, 2018

Mr. D’Atri noted the above.

- B. Adjournment

MOTION to ADJOURN (by Mr. Starr, seconded by Mr. Gresham).

MOTION PASSED unanimously; zero opposed; zero abstained.

The Meeting was **ADJOURNED** at 9:19 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://greaterwilshire.org/board-agendas-minutes>.