

CITY OF LOS ANGELES  
CALIFORNIA

**Greater Wilshire Neighborhood Council  
Governing Board Members:**

President – Owen Smith  
Vice President – James Wolf  
Secretary – Max Kirkham  
Treasurer – Patricia Carroll

Area 1 – Brookside: Owen Smith  
Area 2 – Citrus Square: Jeffrey Carpenter  
Area 3 – Country Club Heights:  
Area 4 – Fremont Place: Bobbie Kumetz  
Area 5 – Hancock Park: James Wolf  
Area 6 – La Brea-Hancock: Tammy Rosato  
Area 7 – Larchmont Village: Charles D’Atri  
Area 8 – Melrose: Philip Farha  
Area 9 – Oakwood/Maplewood/St. Andrews:  
Max Kirkham  
Area 10 – Ridgewood-Wilton/St. Andrews  
Square: Patricia Carroll  
Area 11 – Sycamore Square: Steven Senigram  
Area 12 – Western-Wilton: Greg Wittmann  
Area 13 – Wilshire Park: John Gresham  
Area 14 – Windsor Square:  
Caroline Labiner Moser  
Area 15 – Windsor Village: Julie Stromberg  
At-Large: Karen Gilman  
Business: John Winther  
Education: Scott Appel  
Other Non-Profit: Tucker Carney  
Religion: Mike Genewick  
Renters: Conrad Starr



**GREATER WILSHIRE  
NEIGHBORHOOD COUNCIL**

Board Meeting Agenda  
Candidate Forum 6:00 pm  
Wednesday February 13, 2019, 7:30 pm  
The Ebell of Los Angeles  
743 S. Lucerne Boulevard  
Los Angeles, CA 90005

**GREATER WILSHIRE  
NEIGHBORHOOD COUNCIL**

419 N. Larchmont Blvd., #331  
Los Angeles, CA 90004

(323) 539-GWNC (4962)

[info@greaterwilshire.org](mailto:info@greaterwilshire.org)

[www.greaterwilshire.org](http://www.greaterwilshire.org)

The Neighborhood Council system enables civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an elected advisory body to the City of Los Angeles, made up of volunteer stakeholders who are devoted to the mission of improving our communities and bringing government closer to us.

**I. WELCOMING REMARKS:**

- A. **Call to order** (Owen Smith – President)
- B. **Flag Salute**
- C. **Roll Call** (Max Kirkham – Secretary)

**II. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS**

**(Representatives from government offices and community-based organizations)**

- A. CD4 Update (Rob Fisher)
- B. CD5 Update (Robert Oliver)
- C. LAPD Senior Lead Officers
- D. Department of Neighborhood Empowerment (John Darnell)
- E. Department of City Planning (Andrew Jorgensen)
  - a. Upcoming Outreach Meetings on Purple Line Transit Neighborhood Plan
- F. Other Local Government Representatives

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

- A. DWP Report
- B. Budget Advocate Report
- C. LANCC (LA Neighborhood Council Commission) Report

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

Those wishing to speak during general public comment are asked to complete a speaker card and submit it to the board administrator, or the Secretary, prior to the start of the meeting. All are welcome,

but time may be limited to 3-5 minutes per speaker at the discretion of the chairperson.

V. **ADMINISTRATIVE ITEMS** (Discussion and possible action)

- A. **Review and adoption** of the December 12, 2018 minutes
- B. **Review and adoption** of the January 9, 2019 minutes
- C. **Homeless Liaison:** Reaffirming appointment of Board Member Tammy Rosato as a GWNC Homeless Liaison by Board President.
- D. **Area 3 – Country Club Heights:** Resignation of Board Member Frances McFall

VI. **PRESIDENT’S REPORT**

A. **Board Member Vacancy**

Positions eligible for nominations of qualified candidates, to be submitted to the board for approval

Area 3 – Country Club Heights

B. **Alternate Board Member Vacancies**

Positions eligible for nominations of qualified candidates, to be submitted to the board for approval

Area 3 – Country Club Heights

Area 12 – Western-Wilton

Renters

Business

Religion

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:

Adam Morgens – Ethics

Bridget Bones – Ethics & Funding

Kathleen Mulligan – Ethics

Hanne Mintz – Ethics & Funding

James C. Wolf – Ethics

Sue Horwitz – Ethics

- 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.

VII. **TREASURER’S REPORT**

A. **Approval of Monthly Expenditure Report (MER) for January 2019** (Discussion and action)

- 1/2 Public Storage \$146.00
- 1/3 Ebell of Los Angeles Dec Board Meeting \$350.00
- 1/8 Larchmont Chronicle Nov/Dec \$716.00
- 1/9 San Wilshire Board Meeting \$36.41
- 1/22 Ralphs snacks and water for Greater Wilshire Homeless Count
- 1/22 San Wilshire LUC \$23.85
- 1/23 Ebell of Los Angeles Jan Board Meeting \$350.00
- 1/25 Hope Lutheran Church Rental for homeless count \$200.00
- 1/30 Larchmont Buzz - Election Advertising \$300.00
- 1/30 Barking Lot - \$150 for rental space from May 2016 Election

B. **Approval of individual expenses listed in the January 2019 MER** (discussion and action)

**C. Review of February 2019 Board Expenses that will show up on the March 2019**

**Monthly Expense Report** (Discussion only, no action necessary)

Ebell \$350.00

Public Storage \$146

Larchmont Chronicle \$358.00

San Wilshire – Board and LUC print outs

Lloyd Staffing SF Admin Lloyd Staffing DL Minutes

Village Mail Call \$400 for mail box rental

**D. Election Expenses Preapproval**

Up to \$200 for Candidate Information Session Location (Most likely \$150 at Hope Lutheran)

Up to \$500 for various photocopies and printed material for Election

**E. Discussion Regarding Rent at The Ebell of Los Angeles**

**VIII. OUTREACH COMMITTEE** (Discussion and possible action) (Tess Paige)

**A. Report** on the February 2, 2019 Committee Meeting

**B. Report** on 2019 Greater Wilshire Homeless Count (Tammy Rosato/Max Kirkham)

**C. Election Update:** (Max Kirkham)

- a. (Discussion and Possible Action) The Candidate Information Session that was meant to take place on February 9, 2019 at 11am was postponed. Board will discuss, and possibly move on, a new date, session location, and clarification on what information will, and will not, be covered.

**D. Upcoming Outreach Committee meeting**

The next GWNC Outreach Committee Meeting will be on Saturday, March 2, 2019, at 9am, at Bricks and Scones Café, 403 N. Larchmont Blvd. Los Angeles, CA 90005

**IX. TRANSPORTATION COMMITTEE** (Discussion and possible action) (Conrad Starr)

**A. Report** on January 28, 2019 Transportation Committee Meeting.

**B. Upcoming Transportation Committee Meeting.**

The next GWNC Transportation Committee Meeting will be on Monday, April 15, 2019, 7:00 p.m., at Marlborough School, 250 S. Rossmore Ave., Los Angeles, CA 90004.

**X. SUSTAINABILITY COMMITTEE** (Discussion and possible action) (Julie Stromberg)

**A. Update and Report on February 12, 2019 GWNC Sustainability Committee Meeting.**

Meeting featured a special presentation: “Understanding Drought Tolerant Gardens,” Marilee Kuhlmann, President of Urban Water Group, Inc.

**B. Drafting Revised Community Impact Statement (CIS) on Establishing Human Health and Safety Buffer Zones Between Oil Drilling Sites and Sensitive Land Use. (Ethan Senser, Stand LA, Dan Kegel, and Julie Stromberg).**

- a. *GWNC Sustainability Committee recommends for the GWNC Board file a community impact statement on establishing human health and safety buffer zones between oil drilling sites and sensitive land use. CIS is a revision based on comments from GWNC Board members.*

**C. Dudek’s “First Step: Developing an Urban Forest Management for the City of Los Angeles.”** Dudek, an independent third-party consultant, was hired by the City of Los Angeles to analyze and make recommendations for its urban forest management system.

- a. *GWNC Sustainability Committee recommends for the GWNC Board to advocate for recommended funding in Dudek report and write letter to Councilmembers Ryu and Koretz and Mayor Eric Garcetti to that effect.*

**D. Supporting Councilman David Ryu’s Tree Motions Set Forth in Council File Nos. 15-0467-S8, 18-0988, and 15-0499-S1.** In October 2018, Councilmember Ryu presented three motions

addressing issues concerning the City of Los Angeles' urban forest and Urban Forestry Division. The motions were assigned council file numbers in December 2018.

*a. GWNC Sustainability Committee recommends for the GWNC Board to write letters of support for each motion to be submitted as Community Impact Statements in their respective council files.*

**E. Upcoming Sustainability Committee Meeting.**

Next GWNC Environmental & Sustainability Committee Meeting will be held on Tuesday, April 9, 2019, at Marlborough School, Collins Room – D200, 250 South Rossmore Avenue, Los Angeles, CA 90004.

**XI. LAND USE COMMITTEE (Discussion and Possible Action) (Caroline Mosier)**

**A. 5784 Melrose Ave:** (Discussion and Possible Action) (Adan Madrid) Proposed 7-Eleven convenience store with 24/7 hours of operation. Proposed store will be “dry” with no alcohol sales. Seeking CUP for 24-hour operation.

**Motion:** The GWNC Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board oppose the CUB as presented

**B. 300 N Plymouth Boulevard:** (Discussion and Possible Action) (Patti Carroll, Karen Gilman). Parking on the 300 block of Plymouth Blvd. has become impossible because of “Mansion Mates”. The company sublets rooms and dorm style beds as Off Campus Housing - Living Space (listed on Hot Pads, Trulia and other sites).

**Motion:** The GWNC Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board oppose the current use of the property at 300 N. Plymouth as presented.

**C. 845 S. St Andrews Place:** (Discussion and Possible Action) (Sa Har Khazani) Demolish a vacant school and Construct a 6-story 25-unit apartment building. [note: The GWNC board previously voted on November 14, 2018 to oppose the project at 845 S. St Andrews as presented.]

**Motion:** The GWNC Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board oppose the project as presented. More outreach needed.

**D. 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 6 story 51- unit apartments with 11-units set aside for low income. Requested entitlement: Pursuant to LAMC 12.22.a31, applicant requests approval for the construction of a tier 2 TOC development. A 6-story, 51-unit apartment building with 11 units set aside as low income. 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, ENV-2018-2235-EAF. Applicant will return to LUC in January 2019.

**Motion:** The GWNC Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board oppose the project at 985-991 3<sup>rd</sup> Ave. due to the non-appearance of the applicant.

**E. 724 S. Gramercy Drive:** (Discussion and Possible Action) (Adam Tarshis, Aaron Belliston), A new 10- unit apartment building over 1 level of on grade parking located in Tier 3 with base incentives of up to 50% increase in FAR and parking reductions to 0.5/unit. Add'l incentives, 25% reduction to open space requirement, up to 30% reduction in one side yard and one rear setback. DIR-2018-6244-TOC, ENV- 2018-6245-CE.

**Motion:** The GWNC Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board oppose the project at 724 S. Gramercy Drive due to the non-appearance of the applicant.

**F. 180 S. La Brea Ave:** (Discussion and Possible Action) (BL 180 S. La Brea CA LLC, Alex Kagianaris) A request to allow the sale and dispensing of Beer and wine only for on-site consumption in conjunction with a 1458 SF Restaurant with 44 indoor and 21 outdoor seats. Hours of operation are 7:00am to 11:00pm daily ZA-2018-5968-CUB.

**Motion:** The GWNC Land Use Committee recommends that the Greater Wilshire

Neighborhood Council Board oppose the CUB for 180 S. La Brea Ave due to the non-appearance of the applicant.

- G. **930 S. Mansfield Ave:** (Discussion and Possible Action) (Warren Techentin, NELA-Edward Solis) A new 19 Unit apartment building, 6 stories high with 4 one-bedroom and 15 two-bedroom apartments over 1-story of below grade parking. DZR-2018-7019-TOC, ENV-2018-7020-EAF.  
**Motion:** The GWNC Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board oppose the project at 930 S. Mansfield Ave due to the non-appearance of the applicant.
- H. **726 S. Wilton Place:** (Discussion and Possible Action) (Matt Mehdiziadeh) Demolition Pre-Inspection Application No. 18019-10000-06366
- I. **Motion:** The GWNC Land Use Committee recommends that the Greater Wilshire Neighborhood Council Board write a letter of [opposition/support] for Demolition Pre-Inspection Application No. 18019-10000-06366.
- J. **Motion:** The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board oppose the Demolition Pre-Inspection Applications below due to the non-appearance of the applicants.
- a. **5147 La Vista Court:** (Raz Grinbaum) Demolition Pre-Inspection Application No. 18019-20000-05843/B18VN20329.
  - b. **517 N. St. Andrews Pl.:** (Eric Luna) Demolition Pre-Inspection Application No. 18019-70000-06047
  - c. **726 S. Wilton Place:** (Matt Mehdiziadeh) Demolition Pre-Inspection Application No. 18019-10000-06366
  - d. **920 S. Gramercy Place:** (Ethan Smith) Demolition Pre-Inspection Application No. 18019-10000-05481.
  - e. **921 – 925 St. Andrews Pl.:** (Shapour Shajirat) Demolition Pre-Inspection Application No. 18019-20000-05984-05987/B18VHN2086769.
  - f. **946 S Gramercy Drive:** (Samuel Kim) Demolition Pre-Inspection Application No. 18019-20000-04882/B18VN17022
- K. **Upcoming Land Use Committee meeting**  
Next GWNC Land Use Committee Meeting will be held at 6:30pm on February 26, 2019 at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.

#### **FUTURE LUC AGENDA ITEMS**

- A. **800 S. 3rd Ave** (Lap Nguyen) New 2-story single family house on a vacant lot. Total living area 2855 sq. ft. Detached Garage 400 sq. ft. Porches 334 sq. ft. balcony 88 sq. ft. DIR-2018-5923-CCMP, ENV-2018-5924-CE
- B. **Reorganization of Administrative Provisions (formally Processes and Procedures Ordinance) Staff Report Released for Public Review** (Karen Gilman)
- C. **TOC/TNP** (Cathy Roberts) A letter from the La Brea Hancock Homeowners Association outlining their position on the Purple Line Transit Neighborhood Plan with respect to its impact on the community.
- D. **Quicker Liquor licenses/extended bar hours** (Karen Gilman)
- E. **State of Street Related Infrastructure Programs in Los Angeles** (Laila Alquresh) Executive Summary CF 17-1311.
- F. **622 N. Manhattan Place:** (Robert Tavasci) Demolition Pre-inspection Application No. 19019-70000-00361
- G. **5784-5786 ½ W. Melrose Ave:** (Adan Madrid) Notice of Exemption Tenant improvement for a new 7-Eleven with 24 hour operation. No alcohol sales. ZA-2019-422-CU, ENV-2019-423-CE
- H. **607 N. Manhattan Place:** (Matthew Hayden) Proposed Construction use, and maintenance of a new 6 story 10-unit apartment building including one ELI Unit with at grade parking providing 17 vehicle spaces and 12 bicycle spaces. Landscaping to be retained or removed/replaced. DIR-2019-553-TOC, ENV-2019-554-EAF.

**XII. NEW BUSINESS**

Matters not identified above for future consideration and action

**XIII. BOARD MEMBER COMMENTS/ANNOUNCEMENTS/LIASON REPORT (Discussion and Possible Action)**

**XIV. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS**

**XV. ADJOURNMENT**

**A. Upcoming GWNC Board Meeting**

Next GWNC Board Meeting will be held at 7:00pm on Wednesday, March 13, 2019 at The Ebell of Los Angeles, 743 S. Lucerne Boulevard, Los Angeles, CA 90005.

*Items in italics above were unconfirmed at the time of publishing and may be tabled until a later meeting.*

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** – The public is requested to fill out a “Speaker Card” to address the Committee on any agenda item before the Committee takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered.

Comments from the public on other matters not appearing on the agenda that are within the Board’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

**PUBLIC POSTING OF AGENDAS** – GWNC agendas are posted for public review in the following locations:

- Our website (<http://www.greaterwilshire.org>)
- Our Facebook page (<http://www.facebook.com/greaterwilshireneighborhoodcouncil>)
- Our Twitter feed (<http://www.twitter.com/greaterwilshire>)
- NextDoor.com
- The community bulletin board at the Bricks & Scones Café, 403 N. Larchmont Blvd., 90004
- Via e-mail (send a subscription request to [admin@greaterwilshire.org](mailto:admin@greaterwilshire.org) or subscribe at [www.greaterwilshire.org](http://www.greaterwilshire.org))
- Via the L.A. City Early Notification System at <https://www.lacity.org/your-government/government-information/subscribe-other-meetings-agendas-and-documents/neighborhood-councils>.

**THE AMERICANS WITH DISABILITIES ACT** -- As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the GWNC Secretary at (323) 539-4962, toll-free at 311, or e-mail [info@greaterwilshire.org](mailto:info@greaterwilshire.org).

**PUBLIC ACCESS OF RECORDS** -- In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website at <http://www.greaterwilshire.org> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact [info@greaterwilshire.org](mailto:info@greaterwilshire.org) or (323) 539-4962.

**RECONSIDERATION AND GRIEVANCE PROCESS** – For information on the GWNC’s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the GWNC Bylaws. The bylaws are available at our Board meetings and on our website at <http://www.greaterwilshire.org>  
SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE AVISAR AL CONCEJO VECINAL 3 DIAS DE TRABAJO (72 HORAS) ANTES DEL EVENTO. POR FAVOR CONTACTE AL SECRETARIO DE LA MESA, AL (323) 539-4962 O [INFO@GREATERWILSHIRE.ORG](mailto:INFO@GREATERWILSHIRE.ORG).