



Greater Wilshire Neighborhood Council
General Board Meeting Minutes, Wednesday, December 11, 2024
Minutes Approved February 2025

Pursuant to the October 6, 2023 enactment of California Senate Bill 411 (Portantino) and LA City Council approval on November 1, 2023, the Greater Wilshire Neighborhood Council meeting will be conducted virtually.

Document copies were available at www.greaterwilshire.org/BDdocs.

I. WELCOMING REMARKS

A. Call to Order, Welcoming Remarks (Conrad Starr).

A duly noticed Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Board of Directors was held online. President Conrad Starr called the meeting to order at 6:30 p.m. and explained procedures, reminding Board Members to check with the City Attorney if the Member has a possible or definite conflict of interest.

B. Roll Call (Jennifer DeVore).

The Secretary called the roll. Fourteen of the 21 Board Members or their Alternate were present online at the Roll Call: MJ Anderson, Scott Appel, Selene Betancourt, Jeffery Carpenter, Cindy Chvatal-Keane, Romi Cortier, Mark Alpers/Brian Curran, Charles D'Atri (Vice-President), Jennifer DeVore (Secretary), Gary Gilbert, John Gresham, Jesseca Harvey (Assistant Secretary), Sixto Sicilia and Conrad Starr (President). Patricia Carroll (Treasurer) was not present at roll call but arrived later before any votes taken. 6 Board Members were absent and not represented by an Alternate: Andy Galan, Julie Kim, Rochelle Lewis, Benny Rosenberg, Anne Rudnick, Owen Smith. Tommy Atlee had resigned and was replaced by MJ Anderson. The GWNC Board quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is 13 (see the Bylaws link at <https://greaterwilshire.org/bylaws-board-rules>), 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. Ten Alternate Seats were vacant [see Item #V. A.; to apply see www.GreaterWilshire.org]. Also attended: approximately 34 Stakeholders and guests.

II. GOVERNMENT REPORTS & ANNOUNCEMENTS

A. Fifth Council District (Michelle Flores - michelle.flores@lacity.org).

Michelle Flores, a Field Deputy for L.A. City District Five Councilmember Katy Yaroslavsky [ofc. 213-473-7005; Michelle.Flores@LACity.org; <https://councildistrict5.LACity.gov>], reported that an additional \$60,000 was allocated for street lighting. The City Council approved to lower emissions from large buildings; exemptions are available.

B. Thirteenth Council District (Karla Martinez - karla.g.martinez@lacity.org).

Karla Martinez, a Field Deputy for L.A. City District 13 Councilmember Hugo Soto-Martinez [213-473-7013; <https://cd13.LACity.org>], was not present; there was no report.

C. LAPD Olympic & Wilshire Divisions (SLOs Cho 33817@lapd.online & Chavez 36304@lapd.online (Olympic), Rodriguez 35738@lapd.online and Shuck 40740@lapd.online (Wilshire))

Danny Chavez, an Olympic Division Senior Lead Officer [office 213-382-9102; cell/text phone 213-793-0714 (the same as retired Officer Joe Pelayo); 36304@LAPD.Online], http://www.LAPDOnline.org/olympic_community_police_station], reported. Many citations were issued regarding prostitution and traffic violations. Wheels are being stolen from vehicles, especially Toyotas, Hyundais and Hondas; he encouraged installing wheel locks. Lately, there've been more package thefts; he encouraged having packages delivered to a secure location. There've been sliding door burglary entries.

Hebel Rodriguez, an LAPD Wilshire Division Senior Lead Officer [office 213-473-0476; cell/text phone 213-793-0715; 35738@LAPD.Online; <https://www.LAPDOnline.org/lapd-contact/west-bureau/wilshire-community-police-station>], reported that burglaries, robberies and car thefts in his Basic Car Area have significantly decreased. He noted that burglary crews are still operating. Assaults are slightly increased. Also, many of the Larchmont Blvd. median vehicle parkers are delivery drivers. He said "we will continue to provide extra patrol for that area."

Harry Cho, an LAPD Olympic Division Senior Lead Officer [office 213-382-9102; cell/text phone 213-793-0649; 33817@LAPD.Online; http://www.LAPDOnline.org/olympic_community_police_station], reported that crews are breaking rear house windows to enter; he urged to activate an alarm system and install a camera(s). Mr. Starr reminded that both the Wilshire and Olympic Divisions have CPABs [Community Police Advisory Boards].

D. LA Metro (Ned Racine - racinen@metro.net).

Ned Racine, Metro Principal Construction Relations Officer [cell 213-418-5993, 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], was not present; there was no report.

E. Department of Neighborhood Empowerment/DONE (Octaviano Rios - octaviano.rios@lacity.org).

Octaviano Rios, a Neighborhood Empowerment Advocate of the L.A. Dept. of Neighborhood Empowerment (DONE) [213-978-1551; www.EmpowerLA.org], reported that the Mayor wants to engage NCs regarding preparing the City for the 2028 Olympics.

F. Mayor's Office (David C. Nguyen- david.c.nguyen@lacity.org (CD13 areas) and Kenneth Miller - kenneth.g.miller@lacity.org (CD5 areas)).

Kenneth Miller, Central Area Representative for Mayor Karen Bass [213-978-3130; <http://LAMayor.org>], and David Nguyen, Central Area Representative for Mayor Karen Bass [213-978-3130; <http://LAMayor.org>], were not present; there was no report.

G. LA County Second Supervisor District (Daniel Park - dpark@bos.LACounty.gov). Daniel Park, a Field Deputy for L.A. County District Two Supervisor Holly Mitchell (213-974-2222; <https://LACounty.gov/government/supervisors/holly-mitchell>), was not present; there was no report.

H. Third Supervisorial District (Field Deputy Savannah Portillo Heap - SHeap@bos.LACounty.gov). Savannah Portillo Heap, a Field Deputy for L.A. County District Three Supervisor Lindsey Horvath (213-440-0927; <https://lindseyhorvath.LACounty.gov>), was not present; there was no report.

I. Other Government Representatives.
There were no other reports at this time.

III. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Resident Nicole Smith reported that the Historic Cultural Monument application for Clinton Manor Apartments was approved; she thanked the GWNC for its help.

IV. REPORTS BY ALLIANCE REPRESENTATIVES AND NC LIAISONS

A. Budget Representative (Jack Humphreville).

Mr. Humphreville was not present; there was no report [see <http://BudgetAdvocates.org> or <http://ncbala.com>].

B. LADWP (Jack Humphreville).

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

C. LANCC (Jennifer DeVore— no meeting this month).

Ms. DeVore reported that the LANCC [the Los Angeles Neighborhood Councils Coalition; LANCC@EmpowerLA.org; www.LANCC.org] meeting was canceled.

D. Homelessness Liaison (Dan Sterling): 2025 Greater Los Angeles Homeless Count, (1/21/2025) Updates.

Mr. Sterling indicated that he'll report in January.

E. Public Works Liaison (Edward Ruiz).

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

F. Other Liaisons or Representatives.
No other Liaison reports were made.

V. ADMINISTRATIVE ITEMS (Discussion and Possible Action)

A. Filling Board and Board Alternate Vacant Seats

1. Board Alternate Vacancies: Area 3- Country Club Heights; Area 4- Fremont Place; Area 6- La Brea/Hancock; Area 9- Oakwood/Maplewood/St. Andrews; Education; Religion; Renters (can be filled starting 12/24/24).

Mr. Starr reported that a proof of residency was awaited from a candidate.

2. No Confidence Vote / Poor Attendance

- a) **DESCRIPTION:** Under Article V, Section 7 of the GWNC Bylaws: “‘Poor Attendance’ is when a Director misses three (3) consecutive Board meetings. If a Director misses three (3) consecutive Board meetings, the Director shall be deemed suspended, and shall not be entitled to vote or speak on any matter except as provided in this paragraph. The Secretary shall then have the matter placed on the agenda for a vote of the Board at the next regular meeting of the Board. A vote of “No Confidence” by two-thirds (2/3) of the entire number of the Board shall be necessary to remove the identified Board member forthwith. The Director who is the subject of the removal action shall not take part in the vote on the matter, but will be allowed to speak at the Board meeting prior to the vote. If an adequate number of Board Directors are not present to pass a motion for removal, the matter shall be placed on the agenda for the next regular meeting, and every meeting thereafter, until such time as a vote is taken. A Board-approved removal under this section shall be effective upon passage, and the Director’s position shall be deemed vacated. The suspension of a Director pursuant to this section shall remain in effect until (a) his or her removal becomes effective, or (b) a vote of “No Confidence” on his or her removal fails, or (c) his or her term expires.”

The GWNC Religion Representative was absent from consecutive GWNC Regular Board Meetings on July 10, August 14, September 11, and October 9, 2024.

Ms. Chvatal reported that Benny Rosenberg resigned. Ms. Chvatal will request Mr. Rosenberg to send an email to Mr. Starr.

- b) **CITY OF LOS ANGELES.** Possible Motion: The GWNC removes from the Board its Religion Representative, Benny Rosenberg, by a vote of no confidence, due to poor attendance.

The above Motion was not needed.

3. Possible Motion(s) to appoint eligible stakeholders to vacant alternate seats.

No appointments were made at this time.

B. Board Training (Required by DONE in order to vote)

1. EmpowerLA Training Guidelines: “Board members must have completed all FIVE trainings (Ethics, Funding, NEW Code of Conduct, Anti-Bias and Gender Expression

and Gender Identity Training) in order to be current and vote on the board.” Failure results in ineligibility to vote on funding and non-funding items in committee and general board meetings.

a) Currently unable to vote (as of 12/08/2024):

- Board Members: Lewis
- Board Alternates: Newby, Cox, Winther, Aboltin, Stuart

b) Courses and instructions can be found at: <http://empowerla.org/boardmembers/>. Please check EmpowerLA.org/GWNC for your training expirations and email secretary@greaterwilshire.org if there are any inconsistencies.

2. Code of Conduct: Required of all Board Members and Alternates. More info here: <https://empowerla.org/code-of-conduct/>

-- Aboltin

3. Ethics and Funding Training: Ethics and Funding training is required every two years for Board members/Alternates and failure to take/update training renders members ineligible to vote on funding and non-funding motions. Stakeholder Committee Member Ethics Training can be found at <https://localethics.fppc.ca.gov/login.aspx> (certificate of completion required).

The following board members are shown at EmpowerLA.org/GWNC as NOT having completed Ethics and/or Funding within the last 2 years and are ineligible to vote:

- Aboltin (Funding, Ethics)
- Cox (Ethics)
- Lewis (Funding, Ethics)
- Newby (Ethics)
- Stuart (Ethics)
- Winther (Ethics, Funding)

4. Gender Expression and Gender Identity Training: Gender training is required to vote on both funding and non-funding items. You must only complete this training once. The following are ineligible to vote until this training is complete:

- Aboltin
- Lewis
- Newby
- Stuart

5. Anti-Bias (ABLE) Training: ABLE training is required to vote on both funding and non-funding items. You must only complete this training once. The following are ineligible to vote until this training is complete:

- Aboltin
- Stuart

Above Item #V. B. was noted.

C. Adoption of GWNC General Board Meeting Minutes

1. September 11, 2024

It was agreed to TABLE the above Item.

2. October 9, 2024

Mr. Starr noted that the October 9th Minutes already were approved [on Nov. 13th].

3. November 13, 2024

The November 13th Minutes will be voted upon at the January [8th] Board Meeting.

VI. OFFICER REPORTS

A. President's Report.

B. Treasurer's Report (Discussion and Possible Action). Please refer to MER in the supporting documents folder (<https://greaterwilshire.org/bddocs/>).

1. Motion to Approve Monthly Expenditure Report (MER) for December 2024 and to Approve Each Individual Expense Listed Therein.

[This report was given after one or more Committee reports.]

Card Expenses

- 12/3 Public Storage – Dec '24	\$ 234.00
- 12/13 Larchmont Chronicle	\$ 98.00

Checks Outstanding

-10/22 Food Cycle LA	\$200.00
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Checks Cleared

-12/4 Apple One- minutes writer	\$548.63
-12/6 Larchmont Blvd Association- family fair	\$500.00

Ms. Carroll reviewed the above.

FUNDING MOTION (by Ms. Carroll, seconded by Ms. Chvatal): The Greater Wilshire Neighborhood Council approves the Monthly Expenditure Report (MER) for December 2024 and each individual expense listed therein.

FUNDING MOTION PASSED unanimously by a roll call vote of the 15 eligible voters present with all 15 in favor ("Yes" or "Aye") Alpers, Anderson, Appel, Betancourt, Carpenter, Carroll, Chvatal, Cortier, D'Atri, DeVore, Gilbert, Gresham, Harvey, Sicilia, Smith and Starr); zero opposed; zero abstained.

2. Review of past Board Expenses that may appear on the December 2024 MER.

- 11/26 Apple One Admin	\$1263.29
- Other Apple One Minutes & Admin	TBC
- Possible Ume Works	TBC
- Larchmont Family Fair	\$ 500.00

Ms. Carroll reviewed the above. Mr. D'Atri explained the need for a new PO Box location.

3. GWNC Post Office Box.

Possible Motion: the GWNC approves the entering into a contract to rent a post office box at [FACILITY AND ADDRESS] and will budget up to \$400 for this PO box, and will request to enter into an annual contract with the vendor to secure preferred pricing.

It was explained that the facility and address would be the UPS Store at 325 N. Larchmont Blvd.

FUNDING MOTION (by Ms. Carroll, seconded by Ms. DeVore): The Greater Wilshire Neighborhood Council approves the entering into a contract to rent a post office box at the UPS Store at 325 N. Larchmont Blvd. and will budget up to \$400 for this PO box, and will request to enter into an annual contract with the vendor to secure preferred pricing.

FUNDING MOTION PASSED unanimously by a roll call vote of the 15 eligible voters present with all 15 in favor (“Yes” or “Aye”) (Alpers, Anderson, Appel, Betancourt, Carpenter, Carroll, Chvatal, Cortier, D’Atri, DeVore, Gilbert, Gresham, Harvey, Sicilia and Starr); zero opposed; zero abstained.

C. Vice-President’s Report.
Mr. D’Atri ceded his time.

D. Secretary’s Report.
Ms. DeVore indicated that there was no report.

VII. AD HOC COMMITTEES (Discussion and possible action)

A. Election Committee Committee Report - Chair: Jesseca Harvey.
Ms. Harvey reported that she was working with DONE; she requested Board Members to look for emailed information. Mr. Starr announced that the GWNC needs a social media-savvy person to help with election outreach.

VIII. LAND USE COMMITTEE (Discussion and possible action)

A. Committee Report - Chair: Brian Curran.

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

B. 531 N. Larchmont Blvd: (Atabak Youssefzadeh) Construction, use, and maintenance of a 67 unit, 6-story, mixed use - 100% affordable housing project with no residential parking. Case No: PAR-2024-6447-VHCA-RED1. Zoning: [Q]C2-1VL. Area7: Larchmont; CD13. Possible Motion: [see the below Motion].

Mr. Alpers explained the project. Resident Sam Uretsky, representing project-abutting neighbors, reported that “we’ve tried to engage with the architect three times.”

MOTION (Mr. Alpers, Mr. D’Atri): With reference to Case File PAR-2024-6447-VHCA-RED1, a proposed 6-story, 71.5-foot tall, 68-unit, zero tenant-parking, RED1 project at 531 N. Larchmont Boulevard; as this project is currently in pre-approval by the LA City Planning Department and the Housing Department, the Greater Wilshire Neighborhood Council opposes the project at this

time and requests that the property owner and architect meet with neighbors likely to be impacted by this project to further discuss their concerns.

Mr. D'Atri described "comprises by the community" while the developer "made some real concessions," however, "the developer has turned around" in an "egregious" way. Mr. Anderson thought "the project still has merit." Some Board Members believed that not enough parking would be provided. Mr. Uretsky reported that City Councilmember Soto-Martinez believed that the project is too tall and that the developer has not negotiated in good faith. Many neighbors expressed concerns about parking, crowding and neighbors' privacy.

Board Member Patti Carroll had stepped away by this time, making 14 Board Members present (the GWNC Board quorum is thirteen).

MOTION PASSED by a roll call vote of the 14 eligible voters present with 11 in favor ("Yes" or "Aye") (Alpers, Appel, Carpenter, Chvatal, Cortier, D'Atri, DeVore, Gilbert, Gresham, Harvey, Sicilia); one opposed ("No" or "Nay") (Anderson); two abstained (the GWNC counts abstentions as neither "yes" votes or "no" votes) (Betancourt and Starr).

- C. 5200 Wilshire / 788 S. La Brea Ave. ("The Night We Met"): (Nick Leathers) Filing date: 8/06/24. Plan Approval to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 3,434 sf restaurant with cocktail lounge. Case no: CPC-2008-9909-GPA-CUB-HD-BL-SPR-ZAD-CDO-PA3. Zoning: [Q]C4-2D-CDO. Area 11: Sycamore Square; CD 5. Possible Motion: The Greater Wilshire Neighborhood Council [see the below Motion].

Mr. Alpers reported that the applicant requested more time. Mr. Leathers said they "would still like to pursue a 2 a.m. closure; that's our only" request. Mr. Alpers described the project's parking. Some live entertainment would be inside.

MOTION (by Mr. Alpers, seconded by MJ Anderson): The Greater Wilshire Neighborhood Council supports the Plan Approval (Case no: CPC-2008-9909-GPA-CUB-HD-BL-SPR-ZAD-CDO-PA3) to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 3,434 sf restaurant with cocktail lounge located at 788 S. La Brea Ave., with the conditions that there be no outdoor live entertainment and that the hours of operation be from 11:00 a.m.- 12:00 a.m., as presented to the GWNC Land Use Committee on November 26, 2024.

DISCUSSION: Mr. Leathers requested that, if the Board doesn't agree with the hours, he would present to the next LUC meeting.

Board Member Patti Carroll returned / arrived at this time (8:15), making 14 Board Members present (the GWNC quorum is thirteen).

MOTION PASSED by a roll call vote of the 15 eligible voters present with 11 in favor (“Yes” or “Aye”) (Alpers, Anderson, Appel, Carroll, Chvatal, Cortier, D’Atri, DeVore, Gresham, Harvey and Sicilia); zero opposed; four abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes) (Betancourt, Carpenter, Gilbert and Starr).

D. Next Meeting: The next GWNC Land Use Committee Meeting will be held on Tuesday, January 28 at 6:30 pm at the Marlborough School (Room C115), 250 S. Rossmore Ave, Los Angeles, CA 90004.

Mr. Starr noted the above.

IX. OUTREACH COMMITTEE (Discussion and Possible Action)

A. Committee Report - Chair: Jesseca Harvey.

Ms. Harvey reported regarding the outreach event.

B. Candidate Outreach Door Hanger and/or Other Flyers. Possible Motion: The GWNC [see the below Motion].

Ms. Betancourt noted the value of election outreach.

FUNDING MOTION (by Ms. Harvey, seconded by Mr. Carpenter): The Greater Wilshire Neighborhood Council will spend up to \$500 on printed promotional election materials to include but not limited to: door hangers and/or other flyers notifying stakeholders of the candidate filing, ballot request, and/or voting processes for the 2025 GWNC election.

FUNDING MOTION PASSED unanimously by a roll call vote of the 15 eligible voters present with all 15 in favor (“Yes” or “Aye”) Alpers, Anderson, Appel, Betancourt, Carpenter, Carroll, Chvatal, Cortier, D’Atri, DeVore, Gilbert, Gresham, Harvey, Sicilia and Starr); zero opposed; zero abstained.

C. Volunteer Opportunities:

1. GWNC 2025 Election Outreach: Community Engagement

D. Possible Motion to appoint board members and/or stakeholders to the Committee.

No appointments were made at this time.

E. Next Meeting: The next GWNC Outreach Committee Meeting will be held on Tuesday, December 17, 2024, at 6:30 p.m. via Zoom: <https://us02web.zoom.us/j/98276791581>.

Ms. Harvey noted the above.

X. ENVIRONMENTAL & SUSTAINABILITY COMMITTEE (Discussion and possible action)

A. Committee Report - Chair: Polly Estabrook.

Ms. Estabrook reported regarding food gleaning and the John C. Fremont Library proposal.

B. Possible Motion to appoint board members and/or stakeholders to the Committee.
No appointments were made at this time.

C. Next Meeting: The next GWNC ESC meeting will be at 6:30 p.m. on Thursday, February 6, 2025 via Zoom <https://us02web.zoom.us/j/92827811179>.
Ms. Estabrook noted the above.

XI. QUALITY OF LIFE COMMITTEE (Discussion and possible action)

A. Committee Report - Chair: Charles D'Atri.
Mr. D'Atri reported.

B. Next Meeting: The next Quality of Life Committee Meeting will be held on Wednesday, February 26, 2025 at 6:30 p.m. via Zoom: <https://us02web.zoom.us/j/84977930618>
Mr. D'Atri noted the above.

XII. RESILIENCE COMMITTEE (Discussion and Possible Action)

A. Committee Report- Chair: Gary Gilbert.
Mr. Gilbert urged sharing the survey that was sent.

1. The resilience committee has accepted the resignation of long time volunteer and GWNC member Max Kirkham and we welcome one of two board members or alternates to join the committee.
Mr. Gilbert noted the above.

B. Next Meeting: The next GWNC Resilience Committee Meeting will be held on Monday, February 3, 2025, at 6:30 on zoom. <https://us02web.zoom.us/j/88960982957>.
Mr. Gilbert noted the above.

XIII. TRANSPORTATION COMMITTEE (Discussion and possible action)

A. Committee Report - Chair: Cindy Chvatal.
Ms. Chvatal reported that the Committee didn't meet.

B. Next Meeting: Thursday, January 16, 2025 at 6:30pm via Zoom.
<https://us02web.zoom.us/j/92159935555>.
Ms. Chvatal noted the above.

XIV. NEW BUSINESS (Discussion and Possible Action)

A. GWNC 2025 Election.

1. GWNC Candidate Info Session for January 8, 2025. Possible Motion: The GWNC will start its January 2025 meeting at 6:00 p.m. [etc.] OR limit government reports to 15 minutes [etc.] to provide time for an information session for prospective candidates for the 2025 GWNC Election and will spend up to \$500 from its election budget to promote the session on digital media.

Mr. Starr said that he discussed with Ms. Harvey the GWNC having a candidate information session. No Motion was made or vote taken.

XV. BOARD MEMBER COMMENTS/ANNOUNCEMENTS

Ms. Chvatal thanked all who participated in getting the housing plan passed by the City.

XVI. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS (Discussion only)

A. Formation of a 2028 Los Angeles Olympics Ad Hoc Committee

Mr. Starr noted the above.

XVII. ADJOURNMENT

A. Upcoming GWNC Board Meeting: The next GWNC General Board Meeting will be held at 6:30 PM on Wednesday, January 8, 2025 via Zoom. See agenda when posted for details.

Mr. Starr noted the above and **ADJOURNED** the Meeting with no opposition at 8:55 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. Possibly edited by the GWNC. The GWNC Board Meeting Minutes page is <http://greaterwilshire.org/board-agendas-minutes>.