Greater Wilshire Neighborhood Council
General Board Meeting Minutes, Wednesday, September 9, 2026
Approved October 14, 2026

Document copies were available in person and at

www.greaterwilshire.org/BDdocs.

I. WELCOMING REMARKS

A. Call to Order, Welcoming Remarks (GWNC President).
A duly noticed Meeting of the Greater Wilshire Neighborhood Council ("GWNC") Board of Directors was held at the Ebell of Los Angeles, 743 S. Lucerne Blvd., Los Angeles, CA 90005. President Jennifer DeVore called the meeting to order at 6:35 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 (GWNC Secretary).
The Secretary called the roll. Fifteen of the 21 Board Members or their Alternate(s) were present at the Roll Call: Dennis Boyle (Alternate for Dave Cavalier) (online, later in person), Patti Carroll (Treasurer), Romi Cortier, Brian Curran, Jennifer DeVore (President), Tony Gittelson, John Gresham (Vice-President), John Halbert (Alternate for Charles D'Atri), Jesseca Harvey (Alternate for Richard Gano), Julie Kim, Guy Nemiro (Alternate for Gary Gilbert), Lisha Sevanian, Sixto Sicilia, Conrad Starr and Erika Stuart (Secretary). Six Board Members were absent and not represented by an Alternate: Mark Alpers, MJ Anderson, Scott Appel, Julia Dalton, Slate Donaldson and Natalie Irby. 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 of the 21 Board Seats were filled (by election or appointment). No Board Seat(s) were vacant. Four Alternate Seats were vacant [see Item #V. C. 3. a); to apply see www.GreaterWilshire.org]. Also attended: approximately 12 Stakeholders and guests.

II. GOVERNMENT REPORTS & ANNOUNCEMENTS

A. Council District 13 - (Mark Fuentes - mark.fuentes@lacity.org).
Mark Fuentes, Senior Field Deputy for L.A. City District 13 Councilmember Hugo Soto-Martinez [213-993-2991; https://cd13.LACity.org], was not present; there was no report.

B. Council District 5 - (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], had emailed a 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)) and Officer Andrew Jones 41719@lapd.online (8th Street to Olympic, La Brea to Mansfield).

Hebel Rodriguez, an LAPD Wilshire Division Senior Lead Officer [office 213-473-0476; cell/text phone 213-793-0715; https://www.LAPDOnline.org/lapd-contact/west-bureau/wilshire-community-police-station], reported crime statistics. The LAPD started using "very effective" drones, including for street takeovers.

Dennis Boyle (Alternate for Dave Cavalier), who'd been present online, arrived in person around this time (7:01).

Tyler Shuck, an LAPD Wilshire Division Senior Lead Officer; cell/text phone 213-793-0650; 40740@LAPD.Online; https://www.LAPDOnline.org/lapd-contact/west-bureau/wilshire-community-police-station], reported regarding recent break-ins and will be conducting a LaBrea-Hancock neighborhood field roll call (outdoor meeting) of officers; residents can meet the officers and ask questions.

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 (Dina Andrews – Dina.Andrews@lacity.org).
Dina Andrews, a Neighborhood Empowerment Advocate of the L.A. Dept. of Neighborhood Empowerment (DONE) [213-978-1551; www.EmpowerLA.org], described upcoming events and volunteer opportunities. She explained that Board Members need to complete funding training.

F. Mayor's Office (Susan Cervantes - susana.cervantes@lacity.org for CD13 and/or Konstantin Hatcher - konstantin.hatcher@lacity.org for CD5).
[This Item was addressed after Item #IV. B.] Ms. Cervantes, Central Area Representative for Mayor Karen Bass [213-978-3130; http://LAMayor.org], reported on legislation to address animal cruelty.

G. Supervisorial District 3 - (Field Deputy Amanda Laflen - alaflen@bos.lacounty.gov).
Amanda Laflen, 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.

H. Supervisorial District 2 - (Field Deputy 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.

I. CA Assembly District 51 (Rick Zbur Field Deputy Farid Hadj - Farid.Hadj@asm.ca.gov).
Farid Hadj, a new Field Representative for State 51st District Assemblymember Rick Chavez Zbur [323-436-5184; https://a51.asmdc.org], described legislation supported by the Assemblymember, including regarding AI usage.

J. Other Government Representatives.
There were no other such reports.

III. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Guest Ashmir Singh spoke on behalf of State Senate candidate Sara Hernandez [469-462-4475; https://www.sarahernandez.com].

IV. REPORTS BY ALLIANCE REPRESENTATIVES AND NC LIAISONS

A. Budget Representative (Jack Humphreville).
Mr. Humphreville described for the Budget Advocates [http://BudgetAdvocates.org or http://ncbala.com] possible City budget scenarios.

B. LADWP (Jack Humphreville).
Mr. Humphreville reported that water rates could quadruple in the next 10 years.

C. LANCC – See report in board docs (Jennifer DeVore).
Ms. DeVore noted the above for LANCC [the Los Angeles Neighborhood Councils Coalition; LANCC@EmpowerLA.org; www.LANCC.org].

D. Homelessness Liaison (Dan Sterling).
1. Matthew Mitnick (LAHSA) to report on Homeless Count findings.
[This Item was addressed after Item #IV. B.] LAHSA's Darick Blackshere reported that more than 73,000 homeless people were counted in L.A. County, with more than 45,000 counted in L.A. City. He cited more specific statistics, noting that 23,000 people were housed, but thousands more arrived or became homeless. He said that homelessness probably will increase, although "Greater Wilshire numbers look pretty good."

E. Public Works Liaison (Guy Nemiro).
Mr. Nemiro reported that he invited CD4 and CD13 representatives to attend GWNC Public Safety & Quality Of Life Committee meetings.

F. Trash Czar (Slate Donaldson).

Ms. DeVore and Ms. Stuart reported for Mr. Donaldson.

G. Other Liaisons or Representatives.

No other Liaison reports were made.

V. <u>ADMINISTRATIVE ITEMS</u> (Discussion and Possible Action)

A. Adoption of August 12, 2026 General Board Meeting Minutes.

No corrections or amendments were made.

MOTION (by Ms. Stuart, seconded by Ms. Harvey): The Greater Wilshire Neighborhood Council adopts the Minutes of its August 12, 2026 General Board Meeting.

MOTION PASSED unanimously by a roll call vote of the 15 eligible voters present with all 15 in favor ("Yes" or "Aye") (Boyle, Carroll, Cortier, Curran, DeVore, Gittelson, Gresham, Halbert, Harvey, Kim, Nemiro, Sevanian, Sicilia, Starr and Stuart); zero opposed; zero abstained.

B. Adoption of December 13, 2023 General Board Meeting Minutes

[*The following sub-section first paragraphs are copied from the Agenda.*] 1. Note: these minutes were previously approved in an unedited format. This vote ratifies edited minutes (see board docs folder and these edited minutes, when approved, will replace the unedited version currently posted on our website).

No corrections or amendments were made.

MOTION (by Ms. Stuart, seconded by Ms. Harvey): The Greater Wilshire Neighborhood Council adopts the Minutes of its December 13, 2023 General Board Meeting.

MOTION PASSED unanimously by a roll call vote of the 15 eligible voters present with all 15 in favor ("Yes" or "Aye") (Boyle, Carroll, Cortier, Curran, DeVore, Gittelson, Gresham, Halbert, Harvey, Kim, Nemiro, Sevanian, Sicilia, Starr and Stuart); zero opposed; zero abstained.

C. Board & Board Alternate Administration

1. Resignations of Board Members and Alternates. (Bylaws Article V, Section 10: "A Board Director may resign from the Council, and the position shall then be deemed vacant." and under Bylaws §6, the 45-day period until a replacement can be named runs from "the date a replacement seat becomes open.")

a) Matt Ritter, alternate for Ridgewood, Wilton, St Andrews Square (Area 10) resigned August 19, 2026.

The above was noted.

2. Possible Removal of Board Members + Alternates Due to Incomplete Training. Per newly-adopted Board Rules Section 7, members suspended for non-completion of

required training beyond 60 days must be placed on the agenda for a Two-Thirds 'No Confidence' removal vote. The subject member does not vote but may speak first. A ⅔ majority of the Board (14 "aye" votes) is required for passage.

Ms. DeVore read aloud the above.

a) Possible No Confidence Vote: Meir Finck - Currently suspended by BONC (At Large Representative Alternate) — non-completion of Code of Conduct and required trainings (Ethics, Funding, Anti-Bias, Gender).

Mr. Finck was not present. No Motion was made, but all 15 eligible voters present were unanimously in favor of removing Mr. Finck from the Board.

b) Possible No Confidence Vote: Steve Grossman - Currently suspended by BONC (Business Representative Alternate) — non-completion of Code of Conduct and required trainings (Ethics, Funding, Anti-Bias, Gender).

Mr. Grossman was not present. No Motion was made, but all 15 eligible voters present were unanimously in favor of removing Mr. Grossman from the Board.

c) Possible No Confidence Vote: Sasha Salinger (Area 4 Director Alternate) — non-completion of required trainings (Ethics and/or Funding, Anti-Bias, Gender).

Ms. Salinger was not present. No Motion was made, but all 15 eligible voters present were unanimously in favor of removing Ms. Salinger from the Board.

d) Possible No Confidence Vote: Joseph Shusterman (Area 5 Director Alternate) — non-completion of required trainings (Ethics and/or Funding, Anti-Bias, Gender).

Mr. Shusterman was not present. No Motion was made, but all 15 eligible voters present were unanimously in favor of removing Mr. Shusterman from the Board.

e) Possible No Confidence Vote: Oliver Rosenberg (Area 2 Director Alternate) — non-completion of required trainings (Anti-Bias, Gender).

Mr. Rosenberg was not present. No Motion was made, but all 15 eligible voters present were unanimously in favor of removing Mr. Rosenberg from the Board.

3. Nominations, Elections, Vacancies and/or Motions to Appoint.

a) Board & Alternate Vacancies:
- Area 3 - Country Club Heights Alternate
- Area 9 - Oakwood/Maplewood/St Andrews Alternate
- Area 10 - Ridgewood, Wilton, St Andrews Square Alternate (fillable at October 14 Board Meeting.)
- Area 12 - Western-Wilton Alternate

b) Possible Board & Board Alternate Appointments
- Other candidates

c) Oath of Office for New Board Members and Alternates (Department of Neighborhood Empowerment/DONE)

4. BONC/DONE-Required Training.
a) Training Requirements:
- ALL Training is REQUIRED to vote. EmpowerLA.org/GWNC
- Code of Conduct: DONE's policy is to suspend non-compliers after 30 days and remove them after 60 days - policy # 2014-2(1)

b) Currently suspended by DONE: Meir Finck, Steve Grossman

c) Currently ineligible to vote due to incomplete training:
- Code of Conduct: Finck, Grossman
- New Funding: Curran, Kim, Gano, Smith, Rosenberg, Salinger, Shusterman, E Cohen, B Cohen, Harvey, Sterling, Boyle, Shamulian
- Ethics: Finck, Grossman, Salinger, Shusterman
- Gender: Finck, Grossman, Rosenberg, Salinger, Shusterman
- Anti-Bias: Finck, Grossman, Rosenberg, Salinger, Shusterman

VI. OFFICER REPORTS

A. President's Report.
Ms. DeVore ceded her time.

B. Vice President's Report.
Mr. Gresham ceded his time.

C. 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 August 2026 and to Approve Each Individual Expense Listed Therein.

FUNDING MOTION (by Ms. Carroll, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council approves the Monthly Expenditure Report (MER) for August 2026 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") (Boyle, Carroll, Cortier, Curran, DeVore, Gittelson, Gresham, Halbert, Harvey, Kim, Nemiro, Sevanian, Sicilia, Starr and Stuart); zero opposed; zero abstained.

2. CC
8/3/26 Public Storage $281.21

CHECKS cleared 8/3 reflected on August MER
7/31 At Work Minutes WE 5/31 & 6/14 $573.57 7/31 At Work Admin WE 5/31-6/14 $530.67 7/31 At Work Minutes WE 6/28 & 7/12 $420.62 7/31 At Work Admin WE 6/21-7/5 $581.21 7/31 At Work Admin WE7/12-7/26 $581.21

Checks Outstanding
8/31 At Work Admin WE 8/2, 8/9, 8/23 $732.83 8/31 At Work Minutes WE 8/2 & 8/16 $367.08 7/24 Congress of Neighborhoods $250.00

Ms. Carroll noted the above.

3. Review of past Board Expenses that may appear on the Sept 2026 MER: At Work TBD.

The next Agenda Item addressed was Item #VI. C. 5.

4. UME Works Contract (Discussion and Possible Motion): The GWNC approves spending up to $____ to UME Works for work on the GWNC website and other website-related services.

[This Item was addressed after Item #XII. C.]

FUNDING MOTION (by Mr. Starr, seconded by Ms. Harvey): The Greater Wilshire Neighborhood Council requests the City Clerk to renew its contract with its external webmaster, UmeWorks, with the same scope of services as listed in the July 8, 2024 Scope of Services document from UmeWorks, and according to an approved budget of $500 for the 2026-2027 Fiscal Year (as in the GWNC FY 26-27 Administrative Packet).

DISCUSSION: Mr. Starr explained that UME Works is the GWNC's external webmaster, working approximately one-half hour per month.

FUNDING MOTION PASSED unanimously by a roll call vote of the 15 eligible voters present with all 15 in favor ("Yes" or "Aye") (Boyle, Carroll, Cortier, Curran, DeVore, Gittelson, Gresham, Halbert, Harvey, Kim, Nemiro, Sevanian, Sicilia, Starr

and Stuart); zero opposed; zero abstained.

5. Please Note: GWNC received the full $10,000 in roll over funds + an additional $2462.03 in additional unspent funds for a total of $12,462.03. Please refer to letter in board docs.

   Ms. Carroll noted the above.

6. Please Note: GWNC received a reimbursement check from AT Work for $666.33 for 2 duplicate invoices. The reimbursement check was received after the close of FY 2025-2026. In order for the GWNC to receive these funds directly, we will need approval from the City Council to remove from the general fund to the GWNC fund. Possible Motion: The GWNC requests the City Council to reimburse the GWNC $666.33 from the General fund for the duplicate invoices from AT WORK Franchise. The reimbursement checks for these 2 invoices were received after the close of Fiscal Year 2025/2026 and are therefore currently in the General Fund.

   [This Item was addressed after Item #VII. D.] Ms. DeVore and Mr. Gresham had explained the need.

   FUNDING MOTION (by Ms. Carroll, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council requests the City Council to reimburse the GWNC $666.33 from the General fund for the duplicate invoices from the AT WORK franchise. The reimbursement checks for these two invoices were received after the close of Fiscal Year 2025/2026 and are therefore currently in the General Fund.

   FUNDING MOTION PASSED unanimously by a roll call vote of the 15 eligible voters present with all 15 in favor ("Yes" or "Aye") (Boyle, Carroll, Cortier, Curran, DeVore, Gittelson, Gresham, Halbert, Harvey, Kim, Nemiro, Sevanian, Sicilia, Starr and Stuart); zero opposed; zero abstained.

D. Secretary's Report.
   Ms. Stuart will connect with Committees to update their Meeting Minutes postings.

VII. <u>PUBLIC SAFETY & QUALITY OF LIFE COMMITTEE</u> (Discussion and Possible Action)

A. Committee Report - Chair: Charles D'Atri.
   Chair Mr. D'Atri was not present; there was no report.

B. Committee Membership.
   1. Possible Motion: The GWNC [see the below Motion].

      MOTION (by Mr. Starr, seconded by Ms. Stuart): The Greater Wilshire Neighborhood

Council appoints Slate Donaldson to the PSQL Committee and as Trash Czar for the GWNC.

MOTION PASSED unanimously by a roll call vote of the 15 eligible voters present with all 15 in favor ("Yes" or "Aye") (Boyle, Carroll, Cortier, Curran, DeVore, Gittelson, Gresham, Halbert, Harvey, Kim, Nemiro, Sevanian, Sicilia, Starr and Stuart); zero opposed; zero abstained.

C. Update on Public Safety Town Hall: Tony and Gary.
1. Possible Motion: the GWNC [see the below Motion].

Mr. Gittelson said that the event will still be held at John Burroughs Middle School.

MOTION (by Mr. Starr, seconded by Mr. Gittelson): The Greater Wilshire Neighborhood Council approves changing the Town Hall event date from Sept. 27, 2026 to November 8, 2026.

MOTION PASSED unanimously by a hand vote of the 15 eligible voters present with all 15 in favor; zero opposed; zero abstained.

2. Possible Motion: The GWNC [see the below Motion].

FUNDING MOTION (by Mr. Gittelson, seconded by Mr. Nemiro): The Greater Wilshire Neighborhood Council authorizes the expenditure of up to $850, an increase from up to $700, for the Public Safety Fair.

[Note: an amount "not to exceed $700" was allocated by the GWNC at its July 8, 2026 Board Meeting].

DISCUSSION: Mr. Gittelson explained the above.

FUNDING MOTION PASSED by a roll call vote of the 15 eligible voters present with 11 in favor ("Yes" or "Aye") (Boyle, Carroll, Curran, Gittelson, Halbert, Kim, Nemiro, Sevanian, Sicilia, Starr and Stuart); one opposed ("No" or "Nay") (Harvey); three abstained (the GWNC counts abstentions as neither "yes" votes or "no" votes) (Cortier, DeVore and Gresham).

D. Next Meeting: The next Public Safety & Quality of Life Committee meeting will be on Monday, October 5, 2026 at 6:30 PM via Zoom: https://us02web.zoom.us/j/88960982957.

Mr. Starr noted that the above meeting will have a City Emergency Preparation Department speaker.

VIII. <u>OUTREACH COMMITTEE</u> (Discussion and Possible Action)

A. Committee Report - Chair: Jesseca Harvey.

Ms. Harvey displayed a double-sided, 5" x 7" postcard with a revised December 2025 design and content, and reported that the Library had requested more of them. The Committee had discussed which event to participate in.

B. Larchmont Family Fair (Discussion and Possible Motion.) All Non-Profit Groups are invited to "rent a booth" for games, merchandise, or entertainment. The application deadline is October 10th. To serve food or drinks, the application deadline is September 10th. The booth rental fee has increased by 5% to $525. This fee covers the cost of rentals, advertising, promotion, insurance, decorations, etc. The fee includes one 8' table, two chairs and a canopy for your booth space. The canopy is 10' x 10' .

Possible Motion: The GWNC Board approves the expenditure of $525 for a booth at the 2026 Larchmont Family Fair.

The above Item was skipped.

C. Committee Membership.

1. Possible Motion: The GWNC [see the below Motion].

MOTION (by Ms. Harvey, seconded by Mr. Starr): The Greater Wilshire Neighborhood Council appoints John Halbert to the Outreach Committee.

MOTION PASSED unanimously by a hand vote of the 15 eligible voters present with all 15 in favor; zero opposed; zero abstained.

D. Next Meeting: The next GWNC Outreach Committee Meeting is Tuesday, September 15, 2026, at 6:30 p.m. via Zoom - https://us02web.zoom.us/j/98276791581.

Ms. Harvey noted the above.

IX. <u>LAND USE COMMITTEE</u> (Discussion and possible action)

A. Committee Report - Chair: Brian Curran.

[*The following sub-section first paragraphs are copied from the Agenda.*] 1. Citrus Square Synagogue CUP hearing outcome: On August 28th, the Central Area Planning Commission (CAPC) met to consider four appeals to granting a CUP for the synagogue on Orange Drive. The CAPC modified several conditions recommended by the Zoning Administrator in favor of more stringent conditions recommended by Councilmember Yaroslavsky. One of those conditions involves the applicant holding quarterly meetings with CD 5, the Citrus Square Neighborhood Association and the GWNC to discuss compliance with the CUP.

a) Possible Motion: The GWNC [see the below Motion].

MOTION (by Mr. Curran, seconded by Ms. Harvey): The Greater Wilshire Neighborhood Council appoints Erika Stuart to represent the GWNC in quarterly meetings with CD 5, the Citrus Square Neighborhood Association and the GWNC to discuss compliance with the CUP.

DISCUSSION: Ms. Stuart explained that the appointment would be for 14 months and that she only would be attending as a GWNC representative for all of the constituents of Citrus Square; also, the role was completely undefined at this time.

MOTION PASSED unanimously by a hand vote of the 15 eligible voters present with all 15 in favor; zero opposed; zero abstained.

B. LA City Planning Missing Middle Ordinance: The City Planning Department is currently developing a Missing Middle Ordinance ostensibly to revise current zoning regulations to

provide a transition between areas zoned for higher density multiple family uses and single-family residential areas**.** The ordinance being developed provides incentives, above and beyond limits established in State Laws to densify single family areas**.** As background material on the contents of the ordinance, please review the Power Point presentation in the meeting documents.

Possible Motion: *[see the below Motion; small revisions were made to the agendized Motion that were not substantial and no meanings were changed]*.

MOTION (by Mr. Curran, seconded by Mr. Starr): The Greater Wilshire Neighborhood Council moves that:

WHEREAS, the Los Angeles City Planning Department is proposing Missing Middle LA, an initiative designed to remove barriers to allow duplexes, small-lot townhomes, for-sale ADUs and condos in all residential zones;

WHEREAS, Missing Middle LA consists of three sets of zoning code amendments comprised of: (1) small scale homes, small lot subdivisions, (2) starter home ordinance and (3) objective design standards (ODS);

WHEREAS, the small-scale home amendments allow ADUs to be sold separately as condos per AB1033, incorporate City Council direction to expand protections in hillside fire zones, and incorporate SB9 Two-Unit Development and Urban Lot Split provisions;

WHEREAS, the small lot subdivision and starter home ordinance allows the creation of up to 10 lots/homes, creates a complementary program allowing small lot development while adhering to objective design standards, and allows townhomes, row houses,

bungalow courts, cottage courts, and other creative housing typologies wherever residential use is permitted;

WHEREAS, individually and cumulatively, each set of code amendments are intended to densify residentially zoned property throughout the city;

WHEREAS, several aspects of the Missing Middle LA program allow much more development than currently provided for under applicable State Law;

WHEREAS, increases in density will result in several incurable adverse impacts to existing residential neighborhoods including: (1) increased traffic congestion and lack of adequate street parking, (2) further deterioration and increased costs to maintain our aging infrastructure (sewer, water, streets), and (3) loss/reduction of the historic value of city-designated historic resources.

NOW, THEREFORE BE IT RESOLVED THAT the GWNC oppose the Missing Middle LA program for the following reasons:

(1) **Prevent the Commercial Scale Development of Residential Lots**: ADUs were conceived to expand housing options at a gentle, incremental scale**.** State law currently allows a baseline of one standard ADU and one JADU per single-family lot—a framework that has proven highly successful across California**.** By permitting up to six ADUs per lot, the ordinance transforms a residential neighborhood program into a high-density commercial enterprise, ignoring the existing scale and cumulative impact on surrounding homes.

(2) **Protect Front Yard Setbacks**: The proposed ordinance weakens traditional front yard setback requirements**.** To preserve neighborhood consistency, front setbacks must strictly adhere to prevailing block patterns**.** Architectural models demonstrate that developers can build to state mandates while fully respecting established setback lines**.** The City has the clear authority to protect these streetscapes and should enforce them.

(3) **Establish Clear Metrics for Deep Soil and Open Space**: While the City frequently emphasizes the need to mitigate the urban heat island effect, protect canopy trees, and preserve open space, these goals require measurable standards**.** To safeguard and expand our urban canopy, the ordinance must mandate a minimum 25% permeable deep-soil area per lot.

(4) **Respect Local Landscape and Environmental Ordinances**: Navigating the interplay between zoning codes, community plans, and environmental regulations is complex, but existing open space and landscape protections must not be compromised simply to achieve greater density.

The GWNC recognizes the need for the City to adopt measures that create a smooth transition between commercial and multiple family areas with residential zones.

Accordingly, we support the following measures:

(1) We SUPPORT the development of attached for-sale townhouses, per SB 1123, as a transition from multi-family and commercial development to single-family zones. (2) We further SUPPORT bungalow court developments and townhouses that respect existing 15-foot front and rear setbacks and provide 25% open space to allow some harmony with single family homes.

It is further recommended that this motion, as approved by the GWNC Board be forwarded to the Mayor's Office, Council Districts 5 and 13, and the Planning Department.

DISCUSSION: Mr. Gittelson believed that the Motion would inhibit housing construction. Mr. Gresham said that the City Planning Dept. created the Missing Middle Ordinance without any public discussion.

MOTION PASSED by a roll call vote of the 15 eligible voters present with 14 in favor ("Yes" or "Aye") (Boyle, Carroll, Cortier, Curran, DeVore, Gresham, Halbert, Harvey, Kim, Nemiro, Sevanian, Sicilia, Starr and Stuart); one opposed ("No" or "Nay") (Gittelson); zero abstained.

C. SB 1116: This bill modifies SB 1123 which was passed last year and allows single family lots to be subdivided into ten individual parcels**.** SB 1116 allows ministerial review of these projects and allows for 4-feet rear setbacks and reduces SB 1123's minimum parcel size from 1,200 to 800 square feet.

1. Possible Motion: The GWNC [see the below Motion].

MOTION (by Mr. Curran, seconded by Mr. Cortier): The Greater Wilshire Neighborhood Council will write a letter urging the City to oppose SB 1116, for the reasons laid out in the statement dated June 15, 2026, of United Neighbors, as attached hereto: While we support increasing homeownership opportunities and the production of starter homes, SB 1116 goes too far by limiting the ability of local governments to apply development standards and address neighborhood-specific concerns. California already requires cities to provide sufficient zoning capacity to meet their RHNA housing obligations. The legislature has also enacted SB 684 and SB 1123 to facilitate small lot and starter home development. SB 1116 reduces minimum lot sizes from 1,200 square feet to 960 square feet, and allows reduced setbacks while limiting local oversight. These changes increase density through a ministerial process that eliminates meaningful public review, despite the potential impacts on parking, traffic, sewer capacity, water pressure, and electrical infrastructure in neighborhoods that were designed for lower densities. Good planning can produce the starter homes California needs without sacrificing local authority to address safety and infrastructure concerns. We respectfully urge you to oppose SB 1116 or amend it to allow discretionary review where necessary to protect public safety and infrastructure capacity.

DISCUSSION: Mr. Gittelson said that the average lot size would be 1,200 square feet, not 960 square feet.

MOTION PASSED by a roll call vote of the 15 eligible voters present with 13 in favor ("Yes" or "Aye") (Boyle, Carroll, Cortier, Curran, DeVore, Gresham, Halbert, Harvey, Kim, Nemiro, Sicilia, Starr and Stuart); one opposed ("No" or "Nay") (Gittelson); one abstained (the GWNC counts abstentions as neither "yes" votes or "no" votes) (Sevanian).

D. Request for LUC to Consider – Measure PL (Discussion Only) — Charter Amendment (City Planning restructuring): November 3, 2026 ballot measure restructuring Area Planning Commissions into a single citywide Neighborhood Appeals Commission (de novo review), plus Council authority to exceed the 13:1 FAR cap by ordinance.

The above was noted.

E. Next Meeting: The next GWNC Land Use Committee Meeting will be held on Tuesday, September 22, 2026 at 6:30 pm via Zoom: https://us02web.zoom.us/j/91527869326.

Mr. Curran noted the above.

X. <u>TRANSPORTATION COMMITTEE</u> (Discussion and possible action)

A. Committee Report - Chair: Romi Cortier.

Mr. Cortier reported.

B. Committee Membership.

Mr. Cortier reported on the above.

C. Next Meeting: Thursday, September 17, 2026 at 6:30pm via Zoom https://us02web.zoom.us/j/9215993.

Mr. Cortier noted the above.

XI. <u>ENVIRONMENTAL & SUSTAINABILITY COMMITTEE</u> (Discussion and possible action)

A. Committee Report - Chair: Polly Estabrook.

Ms. Estabrook was not present and there was no report.

B. Committee Membership

C. Committee Meeting Schedule:

1. Next Meeting: The next GWNC ESC meeting will be on Wednesday, September 30, 2026, 6:30 p.m., Community Room, Memorial Branch Library, 4625 W Olympic Blvd, Los Angeles 90019.
2. First Meeting on New Schedule: The first meeting on the new schedule will be a virtual meeting on Wednesday, December 2 on Zoom https://us02web.zoom.us/j/9282781117.

XII. <u>AD HOC COMMITTEES</u> (Discussion and possible action)

A. Tech Governance – Chair: Erika Stuart

1. Committee Report

Ms. Stuart reported that the Committee met and one outcome is that tutorials are being created that, eventually, GWNC members with technical tasks (such as secretaries, committee chairs and administrators) can reference.

2. Committee Membership

a) Possible Motion: The GWNC [see the below Motion].

MOTION (by Ms. Stuart, seconded by Ms. Harvey): The Greater Wilshire Neighborhood Council confirms the Tech Governance Committee election of Erika Stuart as Chair of the Committee.

MOTION PASSED unanimously by a hand vote of the 15 eligible voters present with all 15 in favor; zero opposed; zero abstained.

b) Possible Motion: The GWNC [see the below Motion].

MOTION (by Ms. Stuart, seconded by Ms. Harvey): The Greater Wilshire Neighborhood Council accepts the resignations of John Gresham and Jennifer DeVore from the Ad Hoc Tech Governance Committee.

MOTION PASSED unanimously by a hand vote of the 15 eligible voters present with all 15 in favor; zero opposed; zero abstained.

c) Possible Motion: The GWNC [see the below Motion].

MOTION (by Ms. Stuart, seconded by Mr. Starr): The Greater Wilshire Neighborhood Council confirms the appointment of Natalie Irby to the Ad Hoc Technology Governance Committee.

MOTION PASSED unanimously by a hand vote of the 15 eligible voters present

with all 15 in favor; zero opposed; zero abstained.

3. Possible Motion: The GWNC [see the below Motion].

FUNDING MOTION (by Ms. Stuart, seconded by Ms. Harvey): The Greater Wilshire Neighborhood Council approves the purchase of two Claude Individual Pro accounts, for a total of $400/��������� ($33.33/month billed annually), for use by the GWNC Admin and Secretary.

DISCUSSION: Ms. Stuart and Ms. DeVore explained the need.

FUNDING MOTION PASSED unanimously by a roll call vote of the 15 eligible voters present with all 15 in favor ("Yes" or "Aye") (Boyle, Carroll, Cortier, Curran, DeVore, Gittelson, Gresham, Halbert, Harvey, Kim, Nemiro, Sevanian, Sicilia, Starr and Stuart); zero opposed; zero abstained.

4. Next Meeting: Wednesday, September 15 at 5 PM via Zoom.

Ms. Stuart noted the above.

B. LA28 Olympic Committee – Chair: Lisha Sevanian

1. Committee Report

Ms. Sevanian reported.

2. Committee Membership

3. Next Meeting: Tuesday, November 3 at 7 PM via Zoom: https://us02web.zoom.us/j/82651423914.

C. NC Election Committee – Chair: Conrad Starr

1. Next Meeting: Monday, September 14 at 4 PM via Zoom: https://us02web.zoom.us/j/83810355856.

Mr. Starr noted the above.

XIII. <u>OLD BUSINESS</u> (Discussion and Possible Action)

A. Liaison/GWNC Representative Appointments

1. Budget Representative (1 additional)
2. Los Angeles Neighborhood Councils Coalition Representative (s)

B. Other Old Business

Above Item #XIII was skipped.

XIV. <u>NEW BUSINESS</u> (Discussion and Possible Action)

[*The following sub-section first paragraphs are copied from the Agenda.*] A. Council File 24-0867 — NC Bylaws: Mandatory Youth Seats & Term Limit. 1. Background: Introduced by CM Monica Rodriguez (seconded by Eunisses Hernandez) on 7/30/24. The motion directs the Board of Neighborhood Commissioners (BONC) — working with DONE, the Youth Development Department, the City Attorney/CLA, and the City Clerk — to report back on (1) amending NC bylaws citywide to make a youth seat mandatory on every board (it's currently optional under LAMC §22.814), and (2) options for imposing term limits on NC board members. The Arts, Parks, Libraries and Community Enrichment Committee approved it as amended on 2/25/25; Council adopted it 3/19/25 (final action 3/21/25). Notably, when NCs weighed in via Community Impact Statements at the committee stage, only one council (South Central) supported it outright, two supported conditionally, and 22 neighborhood councils registered opposition. That adoption is what launched the ongoing BONC Ad Hoc Committee process — the survey now circulating to NCs, with GWNC's response due October 31, 2026, is BONC gathering input before it reports back (the CF carries an expiration date of March 19, 2027). NC opposition has centered on the fact that this would be a citywide mandate overriding each NC's ability to tailor board composition to its own capacity and candidate pool and that both a mandatory youth seat and term limits would shrink an already-thin volunteer candidate pool.

2. Possible Motion: The Greater Wilshire Neighborhood Council [see the below Motion].

MOTION (by Mr. Gresham, seconded by Mr. Cortier): The Greater Wilshire Neighborhood Council opposes Council File 24-0867 to the extent it would mandate — rather than merely permit — youth board seats and impose system-wide term limits on Neighborhood Council board members, finds that such decisions are best

left to each Neighborhood Council's own bylaws process, and directs the President to file a Community Impact Statement reflecting this position with the City Clerk, and to submit it as GWNC's response to the BONC Ad Hoc Committee survey by the October 31, 2026 deadline.

DISCUSSION: Mr. Starr believed that mandating a Youth Seat could cause a Board Seat to frequently be vacant. Ms. Stuart believed that a Youth Seat "provides an opportunity for mentorship." Ms. DeVore noted that Mr. Gresham and Ms. Carroll are the longest-serving GWNC Board Members and they have lots of knowledge.

MOTION PASSED by a roll call vote of the 15 eligible voters present with 14 in favor ("Yes" or "Aye") (Boyle, Carroll, Cortier, Curran, DeVore, Gresham, Halbert, Harvey, Kim, Nemiro, Sevanian, Sicilia, Starr and Stuart); zero opposed; one abstained (the GWNC counts abstentions as neither "yes" votes or "no" votes) (Gittelson).

B. Council File 26-0906-S4 — Mandatory CERT Training for NC Board Member 1. Background: Introduced by Councilmember Ysabel Jurado (CD14), filed ~7/1/26. It directs DONE, working with LAFD, to report back on requiring "the majority of all Neighborhood Council board members" to complete CERT (Community Emergency Response Team) certification — a 17.5-hour training — and to address implementation options, timeline, cost, exemptions, renewal requirements, and remote-training availability. The stated rationale is the June 17, 2026 Boyle Heights cold-storage warehouse fire. It surfaced publicly at the August 1, 2026 LANCC meeting. CERT training is 17.5 hours of training and a "Majority of all board members" would mean 11+ of GWNC's 21 seats needing to schedule and complete a multi-day training,

2. Possible Motion: The Greater Wilshire Neighborhood Council [see the below Motion].

MOTION (by Mr. Starr, seconded by Ms. Harvey): The Greater Wilshire Neighborhood Council opposes Council File 26-0906-S4 to the extent it would mandate CERT certification as a qualification for Neighborhood Council Board service, while affirming GWNC's support for making CERT training freely and voluntarily available to Board Members and the broader community, and directs the President to file a Community Impact Statement reflecting this position with the City Clerk and to continue monitoring the file for further Board discussion if and when it clears Committee.

DISCUSSION: Mr. Sicilia noted that training cannot be remotely done.

MOTION PASSED unanimously by a roll call vote of the 15 eligible voters present with all 15 in favor ("Yes" or "Aye") (Boyle, Carroll, Cortier, Curran, DeVore, Gittelson, Gresham, Halbert, Harvey, Kim, Nemiro, Sevanian, Sicilia, Starr and Stuart); zero opposed; zero abstained.

Board Member Julie Kim left at this time (8:48), making 14 Board Members present online (the GWNC Board quorum is thirteen).

XV. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

A. ADA Digital Accessibility Compliance: Federal deadline for city website/social media WCAG 2.1 AA compliance is now April 26, 2027. DONE guidance and funding decision expected by end of 2026.

B. LAFD Emergency Preparedness Plan Template: DONE's citywide template (Phase 1) is expected final late October/early November, with a citywide Zoom walkthrough Oct 29, 6pm.

C. CF 25-1201 — BSS Special Events Permit System: Bureau of Street Services is

overhauling its special-event/street-closure permitting system; NCs may submit a Community Impact Statement.

D. Hybrid Meeting Compliance (SB 707 vs. AB 2449)

Ms. DeVore noted the above.

XVI. <u>BOARD MEMBER COMMENTS/ANNOUNCEMENTS</u>

A. Upcoming GWNC Board Meeting: The next GWNC General Board Meeting will be held at 6:30 PM on Wednesday, October 14, 2026 via Zoom. https://us02web.zoom.us/j/96677001434; dial (877) 853-5257, enter ID #966 7700 1434, then press #.

Ms. DeVore noted the above.

B. Other Board Member comments and announcements.

Mr. Gresham requested and the Board observed a moment of silence in honor of 9-11-01 victims. Mr. Starr reminded us to be prepared for emergency power outages.

XVII. <u>ADJOURNMENT</u>

Ms. DeVore **ADJOURNED** the Meeting with no opposition at 8:52 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.