

CITY OF LOS ANGELES
CALIFORNIA

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

President – Owen Smith
Vice President – James Wolf
Secretary – Joe Hoffman
Treasurer – Patricia Carroll

Area 1 – Brookside: Owen Smith
Area 2 – Citrus Square: Jeffrey Carpenter
Area 3 – Country Club Heights: Frances McFall
Area 4 – Fremont Place: Cam Davis
Area 5 – Hancock Park: James Wolf
Area 6 – La Brea-Hancock: Barbara Savage
Area 7 – Larchmont Village: Charles D’Atri
Area 8 – Melrose: Philip Farha
Area 9 – Oakwood/Maplewood/St. Andrews:
Nancy Kim
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: vacant
Other Non-Profit: Tucker Carney
Religion: Mike Genewick
Renters: Joe Hoffman



**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

Board Meeting Agenda
Wednesday, June 8, 2016
7:00 p.m.

The Ebell of Los Angeles
4400 Wilshire Blvd.
Los Angeles, CA 90005

**GREATER WILSHIRE
NEIGHBORHOOD
COUNCIL**

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

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info@greaterwilshire.org

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 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 & Flag Salute** (Owen Smith – President)
- B. **Roll Call** (Joe Hoffman – Secretary)

II. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS:

(Representatives from government offices and community-based organizations)

- A. **CD4 Update** (Daniel Park)
- B. **CD5 Update** (John Darnell)
- C. **LAPD Senior Lead Officers**
- D. **Other local government representatives**

III. LADWP UPDATE (Discussion and possible Board Action) (Jack Humphreville)
DWP Reform

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

V. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Comments from the public on non-agenda items within the Board’s jurisdiction (up to 2 minutes per speaker; speakers are requested to fill out speaker cards)

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

- A. Review and adoption of May 11, 2016 minutes (Joe Hoffman)

VII. **PRESIDENT’S REPORT:**

A. **Seating of New and Returning Board Members and Alternates (who were not present at the May Board meeting).**

Neighborhood Council Oath of Office:

“I pledge to represent the Greater Wilshire NC with dignity, integrity and pride. I will encourage other points of view, even when they differ from my own. I will respect, value and consider everyone’s opinion. I will find the good in my neighborhood and praise it and promote it. To my neighbors, and to neighborhoods throughout the City of Los Angeles, I pledge to do this to the best of my ability.”

B. **Board Vacancies** - Seats open for nominations of qualified candidates, to be submitted to the Board for approval:

Education

C. **Alternate Board Member Nominations** (Discussion and Board action)

- Hanne Mintz, Area 1 – Brookside (Owen Smith)
- Richard Park, Area 3– Country Club Heights (Frances McFall)
- Jeff McManus, Area 8 – Melrose (Philip Farha)
- Justin Tien, Area 12 – Western-Wilton
- Kim Nortman, Area 13 – Wilshire Park Alternate (John Gresham)
- Mario Carpinelli, Business Alternate (John Winther)

Administering the Neighborhood Council Oath of Office (Owen Smith)

See Neighborhood Council Oath of Office above.

D. **Alternate Board Member Vacancies**, eligible for nominations of qualified candidates, to be submitted to the Board for approval:

- Area 4 – Fremont Place
- Area 5 – Hancock Park
- Area 8 – Melrose
- Area 12 – Western-Wilton
- Area 14 – Windsor Square
- Area 15 – Windsor Village
- Education
- Religion

E. **Board Member and Alternate Training Requirements.**

All board members and alternates must complete ethics and funding training in order to vote on funding motions before the board. The training courses and instructions can be found at <http://empowerla.org/boardmembers/>.

The following Board Members and Alternates are shown, by DONE, as NOT having completed the trainings noted below and are NOT eligible to vote on financial matters:

- Carney** – Ethics & Funding
- D’Atri** – Ethics
- Ha** – Ethics & Funding
- Horwitz** – Ethics & Funding
- Hunter** – Ethics & Funding
- Jewett** – Ethics & Funding

- Kim** – Ethics & Funding
- Kirkham** – Ethics & Funding
- Morgens** – Ethics, Funding
- Rosales** – Ethics & Funding
- Senigram** – Ethics & Funding

F. **Code of Conduct Policy** – All Board Members and Alternates are required to read and sign the Neighborhood Council Code of Conduct Policy (online version at <http://empowerla.org/code-of-conduct/>) within 30 days of their election or appointment. New members who have not yet completed the Code of Conduct include:

- Carney**
- Ha**
- Horwitz**
- Hunter**
- Jewett**
- Kim**
- Rosales**
- Senigram**

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

A. **Approval of Monthly Expenditure Report for May 2016** (Discussion and Board action)

See Handouts

B. **Approval of individual expenses listed in the Monthly Expenditure Reports (MERs)** (Discussion and Board Action)

See Handouts

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

See Handouts

D. **Pre-Approval of Upcoming Board Expenses** (Discussion and Board Action)

See Handouts

E. **Approval of Budget Adjustments** (Discussion and Board Action)

Approval of year-end line item adjustments

F. **Approval of Additional Funding for Congress of Neighborhoods and Budget Advocates from 2015-16 Budget** (Discussion and Board Action)

Suggested Motion: That the Greater Wilshire Neighborhood Council supports additional funding from its 2015-16 funds for:

LA Congress of Neighborhoods – September 24, 2016 Annual event in the amount of:

\$1000 \$500 \$250 *Other Amount \$ _____

and/or

LA Congress of Neighborhoods – Networking/EmpowerLA Awards event in the amount of:

\$1000 \$500 \$250 *Other Amount \$ _____

and/or

Neighborhood Council Budget Advocates in the amount of:

\$1000 \$500 \$250 *Other Amount \$ _____

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

1. **Allocation of remaining funds** (Discussion and Board Action) (Owen Smith, Julie Stromberg, Patricia Carroll) – Approval of specific items for cash request.
2. **Important Fiscal 2015-16 Year-End Funding Dates**
 - i. **June 10, 2016** - Recommended submission day to request additional funds into NC Checking account.
 - ii. **June 17, 2016** - Final submission day for Department Approval of Funding Request.
 - iii. **June 17, 2016** - Final submission day for NC contributions to Budget Advocates & Congress of Neighborhoods.
 - iv. **June 24, 2016** - Final day to submit payments through Union Bank Online Bill-Pay

H. **Budget for FY 2016-2017** (Discussion and board action) (Carroll)

As of this writing, DONE has not notified Neighborhood Councils of their FY 2106-2017 budget allocations. Possible approval of preliminary budget.

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

A. **Update on the GWNC Outreach Committee**

Suggestions by committee members on additional methods of outreach included: leveraging issues before our standing committees that directly affect our stakeholders, having GWNC Board or Alternate members attend local neighborhood association meetings and provide a brief report, have a presence at the Sunday Larchmont Village Farmers Market, and research streetlight pole banners.

B. **Request for Citizen Recognition Award Candidates** – Please contact outreach@greaterwilshire.org with suggestions for future awards.

C. **Meeting Schedule, Next Meeting.** Last Saturdays of the month. Next meeting on June 25 at 9am at Bricks and Scones Café, 403 North Larchmont Blvd.

X. **TRANSPORTATION COMMITTEE** (Julie Stromberg) (Discussion and Board Action, as noted)

A. **General update on the GWNC Transportation Committee.**

Review of presentation by Lilly O'Brien, Great Streets Program Manager, Office of Mayor Eric Garcetti, City of Los Angeles. Ms. O'Brien will discuss improvements to Western Ave. as a designated "Great Street," including additional, more intensive pedestrian safety improvements consistent with LA's Vision Zero.

B. **Metro Purple Line Extension Project Decking and Related Street Closures at La Brea Ave. and Wilshire Blvd. and Jet Grouting Activities on Wilshire Blvd.** (Discussion and Possible Board Action) (Julie Stromberg)

C. **Next Transportation Committee Meeting;** Monday, August 1, 2016, 7:00 p.m.; Wilshire Methodist Church, Youth Chapel Room, 4350 Wilshire Blvd., Los Angeles, CA 90005

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

A. **GWNC Environmental & Sustainability Committee Summer 2016 Drought-Tolerant Landscaping Garden Tour.** (Discussion and Possible Board Action) (Julie Stromberg/Barbara Savage/Cathy Roberts)

Tour of residential drought-tolerant landscapes of homes in the Greater Wilshire area. The tour will be free and take place on Sunday, June 26, 2016, and will also include educational seminars.

B. **Next GWNC Environmental & Sustainability Committee Meeting;** Tuesday, June 14, 2016,

7:00 p.m.; Wilshire Methodist Church, Youth Chapel Room, 4350 Wilshire Blvd., Los Angeles, CA 90005. Our meeting speaker will be Mike Meador, CEO of California Greenworks, Inc., who will present on “Resilient Landscape Design for Residential Parkways.” Mr. Meador will discuss sustainable landscape design for residential parkways emphasizing the use of drought-tolerant plants and storm water capture systems. Mr. Meador will also discuss the importance of enhancing Los Angeles’ urban forest and the planting of parkway trees to reduce greenhouse gas emissions and enhance home energy savings.

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

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

A. **4807-4813 W. Oakwood – Tentative Tract Map for a 4-story, 18-unit condominium project.**

Issue: At the April LUC meeting, developers presented plans for the building and were asked to reconsider some material choices and return in May.

Recommended Motion: That the GWNC support the application for a Tentative Tract Map to build an 18 unit condominium building at 4807-4813 W. Oakwood.

[Note that the LUC vote on this recommendation was not unanimous. The final tally was 5 in favor, 2 opposed, 1 abstained.]

B. **5030 Rosewood Ave. – 22-unit Density Bonus project?**

Issue: In 2015, developers applied for a Density Bonus project at 5036 Rosewood, adjacent to this property, but it was withdrawn. Another developer now has an excavation permit for 5030 Rosewood, which notes that it’s also for a 22-unit Density Bonus project. But there does not seem to be a new Density Bonus (or any other entitlement application) on file for a project at this address. Also, neighbors are concerned that the excavation permit specifically allows excavation within 0.3’ of an adjacent property. The developer was invited to both the April and May LUC meetings, but did not respond to the invitation.

Recommended Motion: That the GWNC oppose the project because no information is available.

C. **300 – 306 N. La Brea – Application for a CUB to allow the off-site sale of a full line of alcoholic beverages in an existing 2885 SF grocery store/food market/take-out restaurant already selling beer and wine in a portion of the store with hours of operation from 7am to 9pm, daily. The request will capture the existing expansion of the market into an adjacent 1485 SF space not included on the existing CUB. The LUC voted unanimously to support the Application.**

Recommended Motion: That the GWNC support the application for a CUB to sell a full line of alcoholic beverages for off-site consumption in the expanded store at 300 – 306 N. La Brea.

D. **565 N. Windsor – Request for a Zone Variance to request a reduction of back-up aisle requirements to build a new one-story, 2-car garage to replace the original 2-car garage that was demolished. The building will be built to match the dwelling's architecture. LUC voted unanimously to support the project.**

Recommended Motion: That the GWNC support the request for a Zone Variance for a reduction of back-up aisle requirements for the construction of a new 2-car garage at 565 N. Windsor Blvd.

E. **Home Sharing and Short Term Rentals Ordinance**

Issue: The proposed ordinance would effectively legalize short-term rentals of one’s primary residence (called Home-Sharing) when registered with the City and in compliance with ordinance’s requirements. At the same time, it would establish illegal short-term rental uses, limit Home-Sharing to 90 days per year, establish an application fee and administrative fines for Home-Sharing, and direct Transient Occupancy Taxes derived from Home-Sharing to the

Affordable Housing Trust Fund. The LUC voted 7-2 to support the proposed Ordinance. Since the deadline for comments (June 6, 2016) is prior to the GWNC Board meeting, the GWNC Land Use Committee submitted a letter recording their recommendation that the GWNC Board support the proposed ordinance.

Recommended Motion: That the GWNC support an ordinance amending sections 12.03, 12.22, 12.24, 19.01 And 21.7.2 Of the Los Angeles municipal code; and amending section 5.522 imposing regulations to permit sharing of one's own home with transient guests, expanding regulations and enforcement against unpermitted short-term rental housing, establishing an application fee and administrative fines for home-sharing, and directing transient occupancy taxes derived from Home-Sharing to the Affordable Housing Trust Fund.

F. **Revisions to the Baseline Mansionization Ordinance**

Issue: The City has presented a second draft of the Ordinance that revises many of the concerns presented by GWNC. The following language was passed unanimously by the committee.

Recommended Motion: The Greater Wilshire Neighborhood Council would like to acknowledge the progress made so far in drafting amendments to the Baseline Mansionization Ordinance. We endorse measures to reform and strengthen these ordinances. We appreciate the City Council motion by Councilmember Koretz, adopted by City Council in May, 2014 to close the loopholes.

We support:

1. Reforming and strengthening the BMO/BHO Ordinances
2. Closing the loopholes that presently undermine the Ordinances
3. Reducing the base FAR
4. Including attached garages when calculating floor area (except where hillside topography is an issue)
5. Counting uncovered patios, breezeways, and balconies as floor space
6. Basing the “proportional stories” bonus on the net footprint of the first floor, excluding any uncounted floor space.
7. Eliminating of the bonuses of 20% of base FAR previously granted for “green” building materials, “articulated” walls, and proportional stories.

We object to granting of additional bonuses to applicants by the Planning Department outside of the BMO language. We oppose discretionary 10 percent “adjustments” made by zoning administrators, NOT because they’re never appropriate, but because we support open and transparent public hearings, opportunities for public comment, and timely notification of requests and proposals. Bonuses should be subject to public review by the Planning Dept.

We would like to add our great concern and desire for City Planning and the City Council to craft language that takes into account the specific needs of specific neighborhoods, particularly in the area of FAR formulas, footprint of the single-family residences in question, and context of the neighborhood.

In this way, the GWNC finds the BMO ordinance amendments may offer the protections our Greater Wilshire neighborhoods need, particularly those with time-limited ICO status and those with no protective status, to maximize the neighborly environment while at the same time allowing for reasonable growth.

We encourage the City to move forward to approve thoughtfully amended BMO/BHO ordinances.

[Note: the following items are presented for information only; no action is requested or required

at this time.]

G. 117 N. Manhattan Place – 8-unit Small Lot Subdivision

Eight single family units. First presented on January 16, 2016; now completely revised. Currently configured as four units on each side of the property, with a 10-foot -wide driveway in the middle. The two front units have street facing entrances. Overall height is 41.8 feet. No bonuses or variances are requested. Committee members requested that the project’s changes be updated in any application documents before they are submitted to the city, and asked that the developer reach out to neighbors for feedback before returning to the LUC for a vote. The Developer did not attend the May meeting.

H. 712-718 N. Hudson Ave – Initial presentation of Tentative Tract Map and density bonus for a 23-unit condominium project.

I. Possible agenda items for upcoming meeting:

- i. **700-716 S. Manhattan Pl, 701-711 S. Western Ave and 3814 W. 7th St.** - New Density Bonus application for a new 2-story, 40 unit mixed use project
- ii. **7000-7024 W. Melrose Ave** - Density bonus with on-menu incentives for a 40- unit, 2-story residential development.
- iii. **518 N. Gramercy Place** – Density Bonus application for a 4-story 65-unit Apartment Building with subterranean garage.
- iv. **612 S. Norton and 4055 W. Wilshire Blvd.** - Updates on plans for townhouses and condominiums
- v. **800 S. Lorraine** - Update on an application for a tract map to allow construction of a new 8-unit condominium building
- vi. **520 N. LaBrea** - CUB for a CUB for a full line of liquor sales for on-site consumption at the Lyric Theatre. Application has not been filed yet.
- vii. **3607 W. Olympic Blvd.** - Application for a Tentative Tract Map to build a 6- unit Small Lot Subdivision project.
- viii. **5143 W. Maplewood** - Application for Density Bonus for construction of a 5- story 34-unit 56’ high apartment Building
- ix. **518 N. Gramercy** - Application for Density Bonus for construction of a 4- story, 65-unit apartment building
- x. **6926 Clinton St. - 546 N. Sycamore** - 4-unit SLS
- xi. **813 N. McCadden Place** - One parcel into 4 single family parcels and an adjustment for 34’ in lieu of 30’
- xii. **632 S. Arden Boulevard** – Existing 2,569 sf single-story residence in an HPOZ to add 623 sf to the first floor and a 22 ft. high second floor with 1,502 sf of second floor addition. Total completed sf will be 4,693.
- xiii. **6926-6932 W. Clinton Street** – SLS of a maximum of 4 small lot homes
- xiv. **836 S. Crenshaw** – construction of a new 5-story, 44-unit condominium building

XIV. BOARD MEMBER COMMENTS/ANNOUNCEMENTS

XV. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

XVI. ADJOURNMENT

- A. Next meeting - Wednesday, July 13, 2016, 7:00 p.m.

Time allocations for agenda items are approximate and may be shortened or lengthened at the discretion of the

Chairperson.

Items in italics above are unconfirmed 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)
- Via the L.A. City Early Notification System at <http://www.lacity.org/government/subscriptions/neighborhoodcouncils/index.htm>

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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 or (424) 901-1409.

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 (424) 901-1409 O INFO@GREATERWILSHIRE.ORG