



Greater Wilshire Neighborhood Council  
General Board Meeting May 10, 2017  
Approved by the Board on June 14, 2017

**I. WELCOMING REMARKS**

A. Call to order (Owen Smith – President)

A duly noticed Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Board of Directors was held on Wednesday, May 10, 2017, at the Ebell of Los Angeles, 743 S. Lucerne Blvd., Los Angeles. President Owen Smith called the meeting to order at 7:01 p. m.

B. Flag Salute

The Pledge of Allegiance was said.

C. Roll Call (Joe Hoffman – Secretary)

Secretary Joseph Hoffman called the roll. Eleven of the 21 Board Members or their Alternates were present at the Roll Call, which is not a quorum: Philip Farha, Michael Genewick, Joseph Hoffman (Secretary), Adam Morgens (Alternate for Jeffrey Carpenter), Caroline Moser, Richard Park (Alternate for Frances McFall), Steven Senigram, Owen Smith (President), Julie Stromberg, Colin Turner (Alternate for Bobbie Kumetz) and Greg Wittmann. Five Board Members arrived later: Scott Appel, Patricia Carroll (Treasurer), Charles D’Atri, Karen Gilman and John Winther. Five Board Members were absent and not represented by an Alternate: Tucker Carney, John Gresham, Nancy Kim, Barbara Savage and James Wolf (Vice-President). The GWNC quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is 3/5 of the 21 currently filled Board Seats, or 13 Members (see <https://lacity.quickbase.com/db/bj3apxsp3?a=q&qid=32&qskip=0&qrppg=1000&dlta=su46~>), so at this time the Board could only take public comments and could not have any official discussions, and could not make any Motions or take any votes. All 21 of the 21 Board Seats were filled (by election or appointment). Some Alternate Seats were vacant (see below Item #VI. A.). Also attended: 19 Stakeholders and guests.

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

A. CD4 Update (Catherine Landers)

[*This Agenda Item was addressed after Item #II. F.*] Catherine Landers, Senior Deputy for L.A. City District Four Councilman David Ryu (213-473-7004; Catherine.Landers@LACity.org; <http://CD4.LACity.org>), encouraged contacting her with questions.

B. CD5 Update (Robert Oliver)

Robert Oliver, Field Deputy for L.A. City District Five Councilman Paul Koretz (310-289-0353; Robert.Oliver@LACity.org; www.lacity.org/council/cd5), could not attend and there was no report at this time.

C. LAPD Senior Lead Officers / CPAB (Frank Rosato)

Hebel Rodriguez, LAPD Wilshire Division Senior Lead Officer (office 213.473.0476; mobile/text phone 213.793.0715; 35738@LAPD.LACity.org; www.LAPDWilshire.com), reported that a serial burglar was arrested in the 900 block of Mansfield.

*Board Member Scott Appel arrived at this time (7:05), making 12 Board Members (or their Alternate(s)) present, one short of the GWNC quorum at this Meeting of 13.*

*Board Members Patricia Carroll and John Winther arrived at this time (7:07), making 14 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13). Now the Board could take binding votes on Agendized Items.*

*Board Member Karen Gilman arrived at this time (7:09), making 15 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13).*

Officer Rodriguez answered law enforcement questions.

D. Metro

Ned Racine, Metro Senior Construction Relations Officer (cell 213.479.7884, RacineN@metro.net; 24-hour information 213.922.6934; Bus Rapid Transit 24-hour hotline 213.922.2500+1; PurpleLineExt@metro.net; www.facebook.com/PurpleLineExt; www.Twitter.com/PurpleLineExt; www.metro.net/PurpleLineExt), was not present and there was no report.

E. Department Of Neighborhood Empowerment (John Darnell)

John Darnell, Project Coordinator, L.A. Dept. of Neighborhood Empowerment (DONE) (213-978-1551; John.Darnell@LACity.org; www.EmpowerLA.org), encouraged contacting him for help and reminded of the need for the GWNC to appoint City Liaisons.

*Board Member Charles D'Atri arrived at this time (7:11), making 16 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13).*

Mr. Darnell described Neighborhood Council issues and encouraged completing the "Purposeful Aging LA" survey.

F. Other local government representatives

Jimmy Gomez, Assemblymember and 34th Congressional District Candidate, introduced himself and described his beliefs, work and desire to serve.

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

A. DWP Report

Mr. Humphreville reported that “our water rates will be going up” and described other issues.

B. Budget Advocate Report

Mr. Humphreville explained Budget Advocates activities, and reported on issues including short-term rentals. He explained challenges regarding funding City services and paying employees.

C. LANCC Report

Mr. Humphreville reported that the Los Angeles Neighborhood Councils Coalition [LANCC@EmpowerLA.org; www.LANCC.org] discussed that small Neighborhood Councils are getting the same amount of City funding as large Neighborhood Councils.

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

Susan Hunter of the Coalition to Preserve LA supports more Neighborhood Council involvement in City General Plan revisions.

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

A. Review and adoption of April 12, 2017 minutes (Joe Hoffman)

**MOTION** (by Mr. Hoffman, seconded by Mr. D’Atri): The Greater Wilshire Neighborhood Council approves the Minutes of its April 12, 2017 General Meeting as written.

**CALL for the QUESTION** (by Mr. Smith): zero opposed; zero abstained.

**MOTION PASSED** by a hand vote with 11 in favor; zero opposed; four abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes). The President did not vote.

**VI. PRESIDENT’S REPORT:**

A. Alternate Board Member Vacancies. Eligible for nominations of qualified candidates, to be submitted to the Board for approval: Education; and Religion.

Mr. Smith noted the above.

B. Board Member and Alternate Training Requirements

All board members and alternates must complete ethics and funding training in order to vote on funding motions before the board. The training courses and instructions can be found at <http://empowerla.org/boardmembers/>. The following Board Members and Alternates are shown, by DONE, as NOT having completed the trainings noted below and are NOT eligible to vote on financial matters: DeVore – Ethics; Mintz – Ethics & Funding; Morgens – Ethics; Rosales – Ethics & Funding; Szentgyorgyi – Ethics; and Wittmann – Ethics.

Mr. Smith noted the above.

- C. Code of Conduct Policy – All Board Members and Alternates are required to read and sign the Neighborhood Council Code of Conduct Policy (online version at <http://empowerla.org/code-ofconduct/>) within 30 days of their election or appointment. Members who have not yet completed the Code of Conduct include: (none at this time) Mr. Smith noted the above.

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

- A. Approval of Monthly Expenditure Report (MER) for April 2017 (Discussion and Board action)

4/3 Facebook Measure S Ad \$7.97  
4/3 Public Storage - Storage rental \$117  
4/10 Larchmont Chronicle April Ad \$340  
4/10 Ebell April Meeting \$350  
4/11 Village Mail Call - Renewal of post box \$400  
4/12 Lloyd Staffing DL \$186.62  
4/14 San Wilshire – Photocopies for board meeting \$48.51  
4/20 UMC LUC Rental Oct '16 \$150  
4/20 UMC LUC Rental Nov '16 \$150  
4/20 UMC LUC Rental Jan'17 \$150  
4/26 San Wilshire - Photocopies LUC meeting \$24.85

Copies were distributed of and Ms. Carroll reviewed the above and the GWNC April 2017 Monthly Expenditure Report; “04/01/17 – 04/28/17” UnionBank “Statement of Accounts”; and GWNC year-to-date “Budget vs Actual as of 5/9/17.”

**FUNDING MOTION** (by Ms. Carroll, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council approves its Monthly Expenditure Report for April 2017.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 15 eligible voters present with all 15 in favor (“Yes” or “Aye”) (Appel, Carroll, D’Atri, Farha, Genewick, Gilman, Hoffman, Moser, Park, Senigram, Smith, Stromberg, Turner, Winther and Wittmann); zero opposed; zero abstained. Mr. Morgens was ineligible to vote due to not having current Ethics Training.

- B. Approval of individual expenses listed in the April 2017 MER (Discussion and Board Action). See above.

Ms. Carroll reviewed the above.

**FUNDING MOTION** (by Ms. Carroll, seconded by Mr. Appel): The Greater Wilshire Neighborhood Council approves the individual expenditures it made in April 2017.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 15 eligible voters present with all 15 in favor (“Yes” or “Aye”) (Appel, Carroll, D’Atri, Farha, Genewick, Gilman, Hoffman, Moser, Park, Senigram, Smith, Stromberg, Turner, Winther and Wittmann); zero opposed; zero abstained. Mr. Morgens was ineligible to vote due to not having current Ethics Training.

- C. Review April 2017 Board Expenses that will show up on the May 2017 Monthly Expense Report. (Discussion only no Board Action necessary)
  - Public storage \$117
  - Lloyd Staffing TBD To Date, \$3418.79
  - Larchmont Chronicle – May Ad \$340
  - Wilshire Ebell – May Board meeting \$350
  - Artisanal Brewers – Homeless Count \$5
  - UMC - LUC – February, March, April: \$150 x 3 \$450
  - San Wilshire photocopies TBD

Ms. Carroll reported that Public Storage will increase their fee from \$117 to \$129 per month. She reviewed upcoming expenses. There was extensive discussion of the need to allocate funding before the [June 30<sup>th</sup>] end of the Fiscal Year and on what to allocate funding. Mr. Darnell confirmed that “the money doesn’t roll over” if not allocated. He reminded that funding Motions must be Agendized to be voted upon. Mr. Smith said there will be a Special Board Meeting.

- D. Pre-Approval of Upcoming Board Expenses (Discussion and Board Action).
  - None at this time.
- E. Review and update of General Treasury information and DONE update.
  - 4/5 - \$9359.63 Deposited into our bank account.
  - Ms. Carroll updated and there was extensive discussion regarding the above.
- F. Process for Compiling 2017-2018 Strategic Budget Package
  - It was agreed that, at this time, the Package cannot be compiled.

**VIII. OUTREACH COMMITTEE** (Discussion and Possible Board Action as noted) (Joe Hoffman)

- A. Update on the May 6, 2017 meeting.
  - Mr. Hoffman updated about the meeting.
- B. Citizen Recognition Awards
  - Mr. Hoffman encouraged nominations.
- C. Next Outreach Committee meeting: June 3, 2017 at 9am at Bricks and Scones Café, 403 N. Larchmont Blvd.
  - Mr. Hoffman noted the above.

**IX. TRANSPORTATION COMMITTEE** (Julie Stromberg)

- A. Report on the April 3, 2017 meeting.
  - Ms. Stromberg encouraged submitting street repair requests to [Transportation@GreaterWilshire.org](mailto:Transportation@GreaterWilshire.org).

- B. The Next Transportation Committee Meeting: Monday, June 19th at 7pm. Marlborough School, 250 S Rossmore Ave, Los Angeles, CA 90004  
Ms. Stromberg noted the above.

**X. SUSTAINABILITY COMMITTEE** (Julie Stromberg, Barbara Savage)

- A. Report on the March 14, 2017 meeting:

Report on the March for Science on April 22, 2017 in Pershing Square.

Ms. Stromberg reported on the March for Science and is working with the County Dept. of Public Works regarding a composting food waste program.

- B. Next Sustainability Committee meeting:

Tuesday, June 13, 2017, 7:00 p.m., Marlborough School, 250 S Rossmore Ave, Los Angeles, CA 90004.

Ms. Stromberg noted the above.

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

There was no new business at this time.

**XII. LAND USE COMMITTEE** (Jim Wolf)

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

- A. 850 S. La Brea Ave - (Discussion and Possible Action). This a Density Bonus project and as such there are no hearings or notifications required by state law. A Director Determination with Conditions made on 4/4/17. Appeals were filed by neighbors in the SSNA and the appellants are requesting support from GWNC – LUC to support the neighbors’ appeal(s) to oppose the project. (Demolition of existing commercial retail center and new construction of a mixed used building consisting of 40 residential units over approximately 4,000 sf of retail space on the ground floor. Housing data: 30 base units, 36 market rate, 4 very low income (11% set aside), and 33.33% density bonus requested. 4 floors of residential units over approximately 4,000 sf of ground floor commercial space, plus two levels of subterranean garage. Two on-menu incentives for FAR increase to 3:1 and 20% open space reduction. DIR-2016-4543-DB, ENV-2016-4544-CE). Proposed motion: That the Greater Wilshire Neighborhood Council [see the below Motion].

Copies were distributed of a letter from Sue Horwitz, “on behalf of Sycamore Square Neighborhood Association” to “Los Angeles City Planning Commission” and a “Notice of Public Hearing.” Mr. Hoffman described the background. Stakeholder Elizabeth Fuller said “all three of the adjacent neighbors to the project have filed appeals.” She explained that the project has “doubled the allowed floor area . . . there will be hue effects” on neighbors. She wanted to “scale the building back . . . to mitigate the effects of the building . . . There will also be big effects on the parking.” She wanted the developer to repair Ninth St. and more, including to “plant street trees along Ninth and LaBrea” and urged the developer to meet with the Sycamore Square Neighborhood Association. She believed that the project is “out of scale.” Sue Horwitz, SSNA Board Member, added that, in recent times, “612 units have been added to our 188 properties . . . we’ve experienced a huge loss of privacy.”

**MOTION** (by Mr. Hoffman, seconded by Mr. Morgens): The Greater Wilshire Neighborhood Council opposes the Density Bonus project at 850 S. La Brea Ave, and supports the appeals filed by directly-affected residents, asking that the City Planning Commission reconsider the Director's Determination approving the project.

**MOTION PASSED** by a hand vote with 14 in favor; zero opposed; two abstained (the GWNC counts abstentions as neither "yes" votes or "no" votes).

- B. 950 S. St Andrews Place (Discussion and Possible Action). Application for the Legalization of 1 Unit totaling 29 from the approved 28. ZA-2017-608-ZV, ZA- 2017-609-EAF. LUC voted 7 Yes, 0 No, 0 Abs, to oppose the project until the language in the application is corrected (28 from the approved 27 or 29 from the approved 28) also questioned no additional parking space was factored in for the additional unit. Proposed motion: That the Greater Wilshire Neighborhood Council [see the below Motion].

**MOTION** (by Mr. Hoffman, seconded by Mr. D'Atri): The Greater Wilshire Neighborhood Council opposes the application for the legalization of 1 additional unit at 950 S. St Andrews Place until the applicant returns with the corrected language and parking space clarification.

**MOTION PASSED** by a hand vote with 14 in favor; zero opposed; two abstained (the GWNC counts abstentions as neither "yes" votes or "no" votes).

- C. 836 N. McCadden Place (Discussion and Possible Action) (Margaret Taylor). Demolition of an existing single family residence and construction of four (4) small lot homes. The application is for a Small Lot Subdivision Parcel Map with no deviations from code. AA-2017-328- PMLA-SL, ENV-2017-329-CE. LUC voted 7 Yes, 0 No, 0 Abs, to oppose the project until SOHO can appear. See the SOHO letter. Proposed motion: That the Greater Wilshire Neighborhood Council [see the below Motion].

Mr. Hoffman explained the issue.

**MOTION** (by Mr. Hoffman, seconded by Mr. Farha): The Greater Wilshire Neighborhood Council opposes the project at 836 N. McCadden Place until the SOHO neighborhood association can appear before the LUC.

**MOTION PASSED** unanimously by a hand vote with all 16 in favor; zero opposed; zero abstained.

- D. 500 S. Manhattan Place (Discussion and Possible Action) (Darryl White, Eric Lieberman) Demolish existing 4 units and construct a 5-story, 32-unit apartment complex with 4-stories of residential over one grade level parking. Density Bonus project with on menu affordable housing incentives for reduced side yard setbacks (20% reduction from 8 ft to 6.4 ft for north and south side yards) and rear yard setbacks (20% reduction from 17 ft to 15 ft for rear yard). 35% Density Bonus with 3 on menu incentives for reduced side yards and rear yard with four (4) affordable units. DIR- 2017-181-DB, ENV-2017-182-EAF,

ZA-2017-0052-ZV-ZAA. LUC voted 7 Yes, 0 No, 0 Abs, to oppose the development as presented. 32 Units only 28 parking spaces, Height 67' Proposed motion: That the Greater Wilshire Neighborhood Council oppose the application for a Density Bonus at 500 S. Manhattan Place.

Mr. Hoffman explained the issue.

**MOTION** (by Mr. Hoffman, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council opposes the project at 836 N. McCadden Place until the SOHO neighborhood association can appear before the LUC.

**MOTION PASSED** unanimously by a hand vote with all 16 in favor; zero opposed; zero abstained.

E. Next Land Use Committee meeting: May 23, 2017 at 6:30 pm.

Mr. Hoffman noted the above.

F. Possible agenda items for upcoming meetings:

- i. 3607 W. Olympic Blvd. - (Lazlo Faerstain) Application for a Tentative Tract Map to build a 6-unit Small Lot Subdivision project. Applicant came to March meeting but was not prepared to present. He has requested to come in January 2017.
- ii. 612 S. Norton and 4055 W. Wilshire Blvd. - Updates on plans for townhouses and condominiums.
- iii. 3377 W. Olympic Blvd. (Steven Sharp/Dan Zararoni) Application for an Elder Care Facility, Medical Building – 146 Bed Units and 24 Memory Care Rooms APPC-2017-569, ENV-21017-570. Follow-up on Community Outreach efforts.
- iv. 838 N. Mansfield Ave. (Daniel Murillo/Ben Safyari) Application to Convert an existing 5 Unit apartment building, built in 1977, to Condos. ZA- 20170052-ZV-ZAA, ENV-2017-2954-CE, 20102953-PMLA-CC.
- v. 4806 W. Elmwood Ave.

Mr. Hoffman noted the above.

### **XIII. AD HOC NEIGHBORHOOD PURPOSE GRANTS COMMITTEE** (Discussion and Board Action)

A. Updates (Julie Stromberg)

Ms. Stromberg reported that the Committee has addressed this and will meet again, however, “we’ve only received two” applications. There was extensive discussion of how funding can be allocated regarding deadlines and the process.

### **XIV. BOARD MEMBER COMMENTS/ANNOUNCEMENTS/LIAISON REPORTS**

A. Congress of Neighborhoods (Colette Amin). Report on Congress Planning Committee Mixer on Sunday, April 23, 2017.

Ms. Stromberg encouraged asking for help, if needed, regarding writing the Agenda. In addition, Larchmont Village is working on creating a Historic Preservation Overlay Zone (HPOZ).



B. Film LA Report

There was no report at this time.

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

Next meeting - Wednesday, June 14, 2017, 7:00 p.m.

Mr. Smith noted the above. There were no requests or Motions at this time.

Mr. Smith declared and the Board agreed to **ADJOURN** the Meeting at 8:28 p.m.

Respectfully submitted,

David Levin, Minutes Writer

*The first paragraph of some Items, Motions/Resolutions and other wording may have been copied from the Agenda.* Edited by GWNC. The GWNC Minutes page is

<http://www.greaterwilshire.org/site/site/?q=node/581>.