Greater Wilshire Neighborhood Council
General Board Meeting May 9, 2018
Approved by the Board on June 13, 2018

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 9, 2018, at the Ebell of Los Angeles, 743 S. Lucerne Blvd., Los Angeles, CA 90005. President Smith called the meeting to order at 7:30 p. m.

   B. Flag Salute (Frances McFall)
      The Pledge of Allegiance was led by Frances McFall.

   C. Roll Call (Joe Hoffman – Secretary)
      The Secretary called the roll. Nineteen of the 21 Board Members or their Alternates were present at the Roll Call: Scott Appel, Tucker Carney, Jeffry Carpenter, Patricia Carroll (Treasurer), Philip Farha, Michael Genewick, Karen Gilman, John Gresham, Joseph Hoffman (Secretary), Bradley Jewett, Max Kirkham, Bobbie Kumetz, Frances McFall, Nathalie Rosen (Alternate for Julie Stromberg), Steven Senigram, Angie Szentgyorgyi (Alternate for Caroline Moser), Owen Smith (President), John Winther and Greg Wittmann. Charles D’Atri arrived later. James Wolf (Vice-President) was absent and not represented by an Alternate. 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 filled Seats, or 13 Members (see the Bylaws at https://lacity.quickbase.com/db/bj3apxsp3?a=q&qid=32&qskip=0&qrppg=1000&dtla=su46~), 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. Five Alternate Seats were vacant [Area 3 – Country Club Heights; Business; Education; Renters; and Religion; to apply see www.GreaterWilshire.org]. Also attended: approximately 49 Stakeholders and guests.

II. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS (Representatives from government offices and community-based organizations).
   A. CD4 Update (Rob Fisher)
      Emma Howard, Planning Deputy for L.A. City District Four Councilman David Ryu (213-473-7004; Emma.Howard@LACity.org; http://CD4.LACity.org), introduced herself.
B. CD5 Update (Robert Oliver)  
Robert Oliver, Field Deputy for L.A. City District Five Councilman Paul Koretz (323-866-1828; Robert.Oliver@LACity.org; www.lacity.org/council/cd5), reported that they are working with Pink’s Square on historic signage. There was a report about group homes.

C. State Senator Ben Allen (Allison Towle)  
Copies were available of “2018 Legislation.” Allison Towle, District Representative for State 26th District Senator Ben Allen (310-318-6994; Allison.Towle@sen.ca.gov; http://senate.ca.gov/allen), introduced herself and reported.

D. LAPD Senior Lead Officers  
Dave Cordova, LAPD Wilshire Division Senior Lead Officer (office 213.473.0476; mobile/text phone 213-793-0650; 31646@LAPD.LACity.org; www.LAPDWilshire.com), reported that he has received complaints about people around sober living homes. Loitering includes “blocking the whole sidewalk.”

E. Metro (Ned Racine)  
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), could not attend and there was no report at this time.

F. Department Of Neighborhood Empowerment (John Darnell)  
John Darnell, Neighborhood Council Advocate, L.A. Dept. of Neighborhood Empowerment (DONE) (213-978-1551; John.Darnell@LACity.org; www.EmpowerLA.org), reported on upcoming events.

Board Member Charles D’Atri arrived at this time (7:45), making 20 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13).

G. Other local government representatives  
There were no other reports at this time.

III. CITY BUDGET and NC BUDGET ADVOCATES (Discussion and possible Board action) (Jack Humphreville)  
A. DWP Report  
Mr. Humphreville reported recent DWP news.

B. Budget Advocate Report  
Mr. Humphreville reported for the Budget Advocates [www.nebala.com] that a large Convention Center investment was announced and that the City was “understating a number of expenses.”

C. LANCC Report  
Mr. Humphreville reported that LANCC [the Los Angeles Neighborhood Councils Coalition; LANCC@EmpowerLA.org; www.LANCC.org] discussed that there have been
many complaints regarding City tree maintenance and “underfunding the Urban Forestry Division.”

IV. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS.
Gary Ichihara, Wilshire Park Association Zoning & Land Use Chair, spoke regarding the Tier 2 TOC project on the empty lot on the northwest corner of Third and Olympic to build six single-family lots as a Small Lot Subdivision; there is a large billboard on the lot. Alfred Coletta, L.A. County Superior Court Judicial Seat #4 Candidate (www.ColettaForJudge.com), described his background and endorsements. Conrad Starr, Sycamore Square Neighborhood Association President, expressed interest in being appointed to an Alternate Board Seat.

V. ADMINISTRATIVE ITEMS (Discussion and Board Action)
A. Review and adoption of the April 11, 2018 minutes
The following correction was requested: page 11, Item #XIII. G. Discussion: “Sycamore Square” should read “St. Andrews.”

MOTION (by Mr. Hoffman, seconded by Mr. D’Atri): The Greater Wilshire Neighborhood Council approves the Minutes of its April 11, 2018 General Meeting as corrected.

MOTION PASSED by a hand vote with 16 in favor; zero opposed; four abstained.

VI. PRESIDENT’S REPORT
A. Alternate Board Member Vacancies. Eligible for nominations of qualified candidates, to be submitted to the Board for approval: Area 3 – Country Club Heights; Business; Education; Renters; 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: Mintz – Ethics & Funding; Morgens – Ethics; Bobbie Kumetz – Ethics; Kathleen Mulligan – Ethics; James C. Wolf – Ethics; Caroline Labiner-Moser – 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.
Mr. Smith noted the above and Mr. Hoffman confirmed that all Board Members and Alternates are current.
VII. TREASURER’S REPORT (Discussion and Board Action, as noted) (Patti Carroll)

A. Approval of Monthly Expenditure Report (MER) for April 2018 (Discussion and Board action)

4/2/18 - Public Storage April $129.00
4/11/18 - San Wilshire Board Handouts $64.96
4/16/18 - Lloyd Staffing - Minutes DL LUC 3/26-4/1 $148.01
4/16/18 - Lloyd Staffing - Minutes DL 3/14-3/16 $83.66
4/16/18 - Lloyd Staffing - Admin SF 1/29-2/12 $660.00
4/16/18 - Lloyd Staffing - Minutes DL LUC 2/26-3/4 $141.57
4/14/18 - Lloyd Staffing - Minutes DL Sustain, Board 2/12-2/18 $283.14
4/24/18 - San Wilshire - LUC Handouts $44.47
4/26/18 - Lloyd Staffing - Admin SF 2/26-3/25 $960.00

Ms. Carroll reviewed the above expenses. Copies were distributed of and Ms. Carroll reviewed the GWNC April 2018 Monthly Expenditure Report.


FUNDING MOTION PASSED unanimously by a roll call vote of the 19 eligible voters present with all 19 in favor (“Yes” or “Aye”) (Appel, Carney, Carpenter, Carroll, D’Atri, Farha, Genewick, Gilman, Gresham, Hoffman, Jewett, Kirkham, McFall, Rosen, Senigram, Smith, Szentgyorgyi, Winther and Wittmann); zero opposed; zero abstained. Ms. Kumetz was ineligible to vote due to not having current Ethics Training and/or Funding Training.

B. Approval of individual expenses listed in the April 2018 MER (Discussion and Board Action). See above.

FUNDING MOTION (by Ms. Carroll, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council approves the individual expenditures it made in April 2018.

FUNDING MOTION PASSED unanimously by a roll call vote of the 19 eligible voters present with all 19 in favor (“Yes” or “Aye”) (Appel, Carney, Carpenter, Carroll, D’Atri, Farha, Genewick, Gilman, Gresham, Hoffman, Jewett, Kirkham, McFall, Rosen, Senigram, Smith, Szentgyorgyi, Winther and Wittmann); zero opposed; zero abstained. Ms. Kumetz was ineligible to vote due to not having current Ethics Training and/or Funding Training.

C. Review April 2018 Board Expenses that will show up on the June 2018 Monthly Expense Report (Discussion only, no Board Action necessary)

Larchmont Chronicle – April 2018 $358
Ebell – April Board meeting $350
Lloyd Staffing TBD

Ms. Carroll reviewed the above expenses.
D. Approval of end-of-year Budget Expenditures (Discussion and Board Action).

Office supplies
Business cards
GWNC Info Card (reprint order) #1000 5x7 $150
Pre-purchase of advertising (Buzz and/or Chronicle)
Wilton Islands Maintenance

Copies were distributed of “2017-18 FY End of year pending/proposed expenditures.”

**FUNDING MOTION** (by Ms. Carroll, seconded by Mr. Kirkham): The Greater Wilshire Neighborhood Council approves its end-of-year budget expenditures.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 19 eligible voters present with all 19 in favor (“Yes” or “Aye”) (Appel, Carney, Carpenter, Carroll, D’Atri, Farha, Genewick, Gilman, Gresham, Hoffman, Jewett, Kirkham, McFall, Rosen, Senigram, Smith, Szentgyorgyi, Winther and Wittmann); zero opposed; zero abstained. Ms. Kumetz was ineligible to vote due to not having current Ethics Training and/or Funding Training.

E. Approval of Additional Funding for Congress of Neighborhoods and Budget Advocates from 2017-18 Budget (Discussion and Board Action). Suggested Motion: That the Greater Wilshire Neighborhood Council supports additional funding from its 2017-18 funds for:

LA Congress of Neighborhoods 2018 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 $________

**FUNDING MOTION** (by Ms. Carroll, seconded by Mr. Jewett): The Greater Wilshire Neighborhood Council supports additional funding from its 2017-18 funds for the LA Congress of Neighborhoods 2018 event in the amount of $500 and the Neighborhood Council Budget Advocates in the amount of $500.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 19 eligible voters present with all 19 in favor (“Yes” or “Aye”) (Appel, Carney, Carpenter, Carroll, D’Atri, Farha, Genewick, Gilman, Gresham, Hoffman, Jewett, Kirkham, McFall, Rosen, Senigram, Smith, Szentgyorgyi, Winther and Wittmann); zero opposed; zero abstained. Ms. Kumetz was ineligible to vote due to not having current Ethics Training and/or Funding Training.

Ms. Carroll updated and noted the above.

VIII. OUTREACH COMMITTEE (Discussion and Possible Action as noted) (Tess Paige).
A. The May 5, 2018 Outreach Meeting Report.
   Ms. Paige reported that the Committee discussed holding Town Hall meetings, starting with emergency preparedness.

B. Update on Earthquake Preparedness Event.
   Funding will be requested for this.

C. Next Outreach Committee meeting: June 2, 2018, at 9am at Bricks and Scones Café, 403 N. Larchmont Blvd.
   Contact Outreach@GreaterWilshire.org for information.

IX. TRANSPORTATION COMMITTEE (Julie Stromberg) (Discussion and possible Board action).
A. Updates on Committee Meeting Action Items. (Julie Stromberg)
B. Upcoming Transportation Committee Meeting. The next GWNC Transportation Committee Meeting will be on Monday, Monday, July 16, 7:00 p.m., at Marlborough School, 250 S. Rossmore Ave., Los Angeles, CA 90004.

   Mr. Hoffman relayed that Ms. Stromberg requested and it was agreed to Table this Item.

X. SUSTAINABILITY COMMITTEE (Discussion and Possible Action) (Julie Stromberg)
A. Report from April 10, 2018 GWNC Sustainability Committee Meeting and Update on GWNC Sustainability Committee Projects. (Julie Stromberg)
B. GWNC Sustainability Committee Drought-Tolerant Garden Tour: Saturday, June 2, 9 am to 2 pm, LA High Memorial Library Park, 4625 W. Olympic Blvd., Los Angeles, CA 90019. This year’s Garden Tour will feature gardens in Wilshire Park, Brookside, Sycamore Square, and Fremont Place.
C. Upcoming Sustainability Committee. Next GWNC Environmental & Sustainability Committee Meeting will be held on Tuesday, June 12, 2017, at Marlborough School, Collins Room – D200, 250 South Rossmore Avenue, Los Angeles, CA 90004.

   Mr. Hoffman relayed that Ms. Stromberg requested and it was agreed to Table this Item.

XI. AD HOC COMMITTEES GWNC (Discussion and Possible Action)
There was no action on this Item.

XII. NEW BUSINESS (matters not previously identified for future consideration and action)
A. Sober Living Homes and Detox Centers (Discussion and Possible Action) (Judy Han-Gregory and Michael Stokes). Recommendation to support the motion by Councilmember Koretz (CF #17-1426) to review mitigation of impacts of all kinds of group homes via a Community Impact Statement. Proposed Motion: The Board of the Greater Wilshire Neighborhood Council [see the below Motion].

   Copies were distributed of a City Council Motion, and letters from Brad Kane, President, South Carthay Neighborhood Association, and from Marqui Hood, President, Wilshire...
Greater Wilshire Neighborhood Council

Park Association. Judy Han-Gregory, Wilshire Park Association Co-President, requested that the Board write a support letter regarding the City Council Motion.

**MOTION** (by Mr. Kirkham, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council supports the motion of Councilmember Koretz dated December 13, 2017, instructing the City Attorney and Chief Legislative Analyst to review the legislative and regulatory opportunities the City may have for mitigating the impacts of all kinds of group homes on surrounding neighborhoods and communities, including a thorough review of such efforts undertaken in other jurisdictions, and to report back to the City Council with analysis, options and recommendations.

**MOTION PASSED** unanimously by a hand vote; zero opposed; zero abstained.

**XIII. LAND USE COMMITTEE** (Discussion and Possible Action) (Caroline Labiner-Moser)

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

A. 326 S. Larchmont Blvd. The Jane Club: (Discussion and Possible Action) (John Rissier)

Jane Club, a business, attempting to open at 326 S. Larchmont Blvd. Issue is commercial use of a property in the R1-1 zone.

It was noted that the project address is 236 S. Larchmont, not “326.” Copies were distributed of a Larchmont Buzz article. Resident John Rissier said “it’s a business opening right behind my house.” Mr. Hoffman noted that the owner currently is not attempting to open. Mr. D’Atri relayed that CD4 reported to the Larchmont Village Neighborhood Association that the operators thought the neighbors would support the business. Ms. Gilman said that “they’re seeking another location.” No Motion was made or vote taken.

B. 4827 W. Oakwood Ave: (Discussion and Possible Action) (Kenneth Ree, King Woods).

Preliminary Parcel Map for a Small Lot Subdivision. Demo a Single-Family Residence to construct a 4-unit SLS. AA-2017-5342-PMLA-SL, ENV-2017-5343-CE. The applicants provided the documentation on their outreach and The LUC voted to support the project. Proposed Motion: The LUC recommends that the Board of the Greater Wilshire Neighborhood Council [see the below Motion].

Copies were distributed of project information and a signed petition.

**MOTION** (by Mr. Kirkham, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council supports the Preliminary Parcel Map for a Small Lot Subdivision at 4827 W. Oakwood Ave.

**MOTION PASSED** unanimously by a hand vote; zero opposed; zero abstained.

*Board Member John Gresham left at this time (8:39), making 19 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13).*
C. 4817 W. Elmwood Ave: (Discussion and Possible Action) (Jack Moses) Construction of 2 new duplex buildings, each with an enclosed 2 car garage. The front building will be set back 15-feet in lieu of the required 30-foot setback established through building line ordinance # 46358, to allow a driveway for the 4 garages. ZA-2018-1173-ZAA, ENV-2018-1174-CE. The Committee voted to support the project. Proposed Motion: The LUC recommends that the Board of the Greater Wilshire Neighborhood Council [see the below Motion].

**MOTION** (by Mr. Kirkham, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council supports the proposed 15-foot front yard setback in lieu of the required 30 foot setback at 4817 W. Elmwood Ave.

**MOTION PASSED** by a hand vote with 17 in favor; zero opposed; two abstained (the GWNC counts abstentions as neither “yes” votes or “no” votes).

D. 4653, 4653 ½, 4655, 4657 Beverly Blvd: (Discussion and Possible Action) (Tari Kuvhenguwha, Eddie Navarrette). A CUB to allow the Zone Change for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,322 sq. ft. restaurant with 48 indoor seats and with hours of operation from 8:00 am to 1:00 am daily. ZA-2018-1943 CUB, ENV-2018-1944-CE. The Committee voted to oppose the project because the presenters did not appear. Proposed Motion: The LUC recommends that the Board of the Greater Wilshire Neighborhood Council [see the below Motion].

**MOTION** (by Mr. Kirkham, seconded by Mr. D’Atri): The Greater Wilshire Neighborhood Council opposes the application at 4653, 4653 ½, 4655, 4657 Beverly Blvd. until presented by the applicant.

**MOTION PASSED** unanimously by a hand vote; zero opposed; zero abstained.

E. Brookside Proposed Zone Change: (Discussion and Possible Action) (Samantha Karim and Jan Wieringa) Lengthy neighborhood discussion on the pros and cons of the R1-V3-RG vs the R1-R3-RG or the split version proposals. After failing to support the single R1-V3-RG zone on a tie vote, the committee voted to support the two variation zones, as recommended by the Planning Commission, by a narrow margin. Proposed Motion: The LUC recommends that the Board of the Greater Wilshire Neighborhood Council support the two separate R1 variation zones for Brookside.

Copies were distributed of an article from the “Morning Buzz for Thursday, May 03, 2018”; a letter from resident Jan Wieringa; a map and chart of the area; and a list of “Brookside in Numbers.” Mr. Smith said that “no matter how this . . . goes, it has no effect on me” and believed that the R3 zone would restrict families’ ability to expand their homes. He explained the relationship between the Brookside community and the GWNC. Mr. Kirkham reviewed Land Use Committee considerations. Mr. Farha said “it’s about two different . . . zones . . . one zone is . . . more flexible . . . the square footage is the same on both of them . . . they both have rear garage requirements.” Ms. Howard said regarding CD4 that “we have no strong stance.” Mr. Hoffman reported that at this Meeting there
were 16 public comment cards supporting the split zoning and nine cards supporting the single zone.

Stakeholders who spoke in favor of having a single R1-V3-RG zone included Brookside Homeowners Association (HOA) Board Member Dana Peterson; Jason and Lisa Boswell; Rosanne Krikorian; Navine Karim; Shirley Capata; Katherine Lewis; Heather MacPherson; Sandi Toll Sepenuk; Matthew Lesher; Bailey Chin; Brent Gold; Samantha Karim, who said there were 218 affected homes and presented 104 supporting petition signatures.

Stakeholders who spoke in favor of having split R1-V3-RG and R1-R3-RG zoning included Randy Haberkamp; J. T. Steiny; Laura Nussbaum; Taylor Louden; Josh Salazar; Daniela Prowizar; Anthony Sands; Roxanne Steiny; Maryellen Keirchen; Hanna Mintz; Jan Wieringa; Paul Nussbaum; Luke Trestor; Steven Schmidt; Laura Cohen; and Amanda Burton. A Stakeholder in favor of split zoning also said there were 104 supporting petition signatures.

Mr. Farha said “the City never did a proper survey.” Ms. Howard explained that CD4 was working on the issue.

**MOTION** (by Mr. Genewick): The Greater Wilshire Neighborhood Council supports two separate R1 variation zones for Brookside.

**MOTION FAILED** for lack of a second.

Mr. Carney did not believe that the City handled the process well.

**MOTION** (by Mr. Farha, seconded by Mr. Carney): The Greater Wilshire Neighborhood Council supports a single R1-V3-RG zone in the single-family zone area of Brookside.

**DISCUSSION**: Mr. Hoffman, Mr. Farha and Mr. D’Atri explained the zoning designations.

*Board Member Mike Genewick left at this time (9:40), making 18 Board Members (or their Alternate(s)) present (the GWNC quorum at this Meeting was 13).*

**MOTION PASSED** unanimously by a hand vote; zero opposed; zero abstained.

Mr. Kirkham urged everyone to stay involved with the GWNC and the Land Use Committee.

F. The next Land Use Committee meeting will be May 22, 2018 at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004. Mr. Hoffman noted the above.
G. Possible agenda items for upcoming meetings:
  i. 5212 W. Melrose Ave: Repurposing of 10,045 sq. ft. building for a new boutique hotel use, consisting of up to 18 guest rooms, with a small hotel lobby. Requested entitlements: 1. Conditional use permit to allow a hotel within 500 feet of any A or RE zone; 2. Zone variance to allow the maintenance of the existing driveway width of 8’ 9” feet to serve the hotel use in lieu of the required 10 feet; 3. A zoning administrator adjustment to allow parking stackers within the required rear yard setback. ZA-2017-3165-CU-ZV-ZAA, ENV-2017-3166-EAF.
  iii. 3323 W. Olympic Blvd & 970-996 S. Manhattan Place: (Kevin Reed and Dominic Hong) 7-story mixed use building w/ 114 apartments and 3,550 sq. ft. of retail (hours of operation 9am to 9 pm) fronting Olympic Blvd., with 2 levels of subterranean parking w/ 216 parking stalls. Total gross building square footage = 159,186 sq. ft. Building height 95’ CPC-2018-617-DB-SPR, ENV-2018-618-EAF. Density Bonus Site Plan Review. The Manhattan Project II.
  iv. 5784 Melrose Ave: 7-Eleven Store (Adan Madrid) Requesting to contact us at a later date.
  v. 856-870 S. Gramercy Drive: (Joseph Mayberg, Daniel Ahadian) Demo 3 single family residences and a small child care to construct a 6-story, 53-unit multi-family project over 1-level of subterranean parking.
  vi. Wilshire Center Koreatown Neighborhood Council/Proposed Wilshire Center Bangladesh Neighborhood Council: (Information only) Possible impact on GWNC borders.

Mr. Hoffman noted the above.

XIV. BOARD MEMBER COMMENTS/ANNOUNCEMENTS/LIAISON REPORT

There were no comments, announcements or reports at this time.

XV. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

A. Next meeting – June 12, 2018
   Mr. Hoffman noted the above.

B. Adjournment
   Mr. Hoffman declared and the Board agreed to ADJOURN the Meeting at 9:45 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://greaterwilshire.org/board-agendas-minutes.