

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: Bobbie Kumetz  
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: Scott Appel  
Other Non-Profit: Tucker Carney  
Religion: Mike Genewick  
Renters: Joe Hoffman



*GREATER WILSHIRE  
NEIGHBORHOOD COUNCIL*

Board Meeting Agenda  
Wednesday, March 8, 2017  
7 p.m.

The Ebell of Los Angeles  
In The Theater  
743 S. Lucerne Boulevard  
Los Angeles, CA 90005

**GREATER WILSHIRE  
NEIGHBORHOOD COUNCIL**

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

(323) 539-GWNC (4962)

[info@greaterwilshire.org](mailto:info@greaterwilshire.org)

[www.greaterwilshire.org](http://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/Nikki Ezhari)
- B. CD5 Update (John Darnell)
- C. LAPD Senior Lead Officers
- D. Metro
- E. Other local government representatives

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

- A. DWP Report
- B. Budget Advocate Report

**IV. 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)

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

**A.** Review and adoption of February 8, 2017 minutes (Joe Hoffman)

**B.** Neighborhood Council Resolution on Timing of the Neighborhood Council 2020 Elections

Because the timing of the 2020 Neighborhood Council elections will conflict with the municipal elections transferring to the Los Angeles County Clerk, the Office of the City Clerk will not be able to administer the Neighborhood Council elections simultaneously. This conflict requires shifting the Neighborhood Council 2020 elections to odd number years.

**Proposed resolution:** Please see attached form.

**C.** DONE report back to City Council regarding Online Voting (Council File: 15-1022-S1)

**D.** DONE report back to City Council regarding Election Voting Experience Improvements (Council File: 15-1022-S2)

**VI. PRESIDENT’S REPORT:**

**A.** Introduction, Approval, Installation of New Board Alternate – (Discussion and Board Action).

Jennifer DeVore – Area 4 – Hancock Park

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

Education

Religion

**C.** 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:

Cox – Ethics

Mintz – Ethics & Funding

Morgens – Ethics

Rosales – Ethics & Funding

Szentgyorgyi – Ethics & Funding

**D.** 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. Members who have not yet completed the Code of Conduct include:

Mulligan

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

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

2/3 Public Storage - Storage rental

\$117

2/9 Lloyd Staffing - Admin SF	\$400
2/9 Lloyd Staffing - Admin SF	\$400
2/9 Lloyd Staffing - Admin SF	\$400
2/9 Lloyd Staffing - Admin SF	\$400
2/9 Larchmont Chronicle - Feb Ad	\$340
2/10 San Wilshire - Board meeting handouts	\$69.76
2/13 Lloyd Staffing - Admin SF	\$400
2/13 Lloyd Staffing - Admin SF	\$400
2/13 Ebell - Board Meeting Rent, Feb Meeting	\$350
2/14 Lloyd Staffing - Minutes Writer DL	\$102.96

**B. Approval of individual expenses listed in the February 2017 MER (Discussion and Board Action)**

See above

**C. Review February 2017 Board Expenses that will show up on the March 2017 Monthly Expense Report (Discussion only no Board Action necessary)**

Public storage	\$117
Lloyd Staffing - Minutes writer DL	\$135.14
Lloyd Staffing - Minutes writer DL	\$135.14
Lloyd Staffing – TBD	
Larchmont Chronicle - March ad	\$340
Ebell - March Board meeting	\$350
Artisanal Brewers - Homeless Count	\$5
UMC - LUC - October	\$150
UMC - LUC - Nov -	\$150
Village Mail Call for Mail box (annual rental)	\$400

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

No non-recurring expenses at this time

**E. Review and update of General Treasury information and DONE update.**

2/10 Received \$5000 Payment from City

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

**A.** Update on the March 4, 2017 meeting

**B.** Update on the Measure S Forum co-presented with Mid City West CC

**C.** Citizen Recognition Awards

**D.** Next Outreach Committee meeting:

April 1, 2017 at 9am at Bricks and Scones Café, 403 N. Larchmont Blvd.

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

**A.** The Next Transportation Committee Meeting:

Monday, April 3, 2017, 7:00 p.m., at Marlborough School.

Meeting will include a discussion of a road diet on 6<sup>th</sup> Street in the Greater Wilshire area.

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

**A.** Next Sustainability Committee meeting:

Tuesday, March 14, 2017, 7:00 p.m., at Marlborough School.

Meeting will feature a presentation by Ryan Allen, Chair of the Community Forest Advisory Committee (CFAC) and CFAC representative for Council District 10, and Julie Stromberg, CFAC representative for Council District 4, on the Protected Tree Code Amendment, requirements for tree removals and replacements on residential properties, including parkways.

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

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

**A. 647 N. Beachwood Drive/5570 W. Melrose Ave** - (Discussion and Possible Action)

New Construction for use and maintenance of a 52-unit mixed use building with 5,500 sq. ft. of commercial, utilizing two on-menu incentives for FAR and averaging, and one off-menu incentive for height. A request to permit the construction of the building utilizing a 35% Density Bonus, AB 744 Parking Option and setting aside 15% of units for Very Low Income Households, qualifying for three incentives. DIR-2016-4316-DB. LUC voted 7 yes and 1 no to support the project as presented.

**Proposed motion:** That the Greater Wilshire Neighborhood Council support the application for a 52-unit mixed use building at 647 N. Beachwood Drive/5570 W. Melrose Ave with three incentives: 35% Density Bonus, AB 744 Parking Option, and setting aside 15% of units for Very Low Income Households.

**B. 4737 Elmwood Ave** - (Scott Yang)

5-unit Small Lot Subdivision 1800 sq. ft. each. Vesting Tentative Tract Map 12-28 five (5) small lots/encroachment of 15' into an existing 30' building line. EXPEDITED PROCESSING ZA-2016-4260-ZAA, ZA-2016-4260-BL, VTT-74646-SL. Hearing date 3-1-2017. LUC voted 8 yes and 0 No To oppose the project as presented.

**Proposed motion:** That the Greater Wilshire Neighborhood Council oppose the application for a 5-unit Small Lot Subdivision at 4737 Elmwood Ave as presented.

**C. 850 S. La Brea Ave** - (Discussion and Possible Action) (Farzad Halavi)

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. Residential units are built in 4 floors over approximately 4,000 sf of commercial space on the ground floor. Two levels of sub garage included and two on-menu incentives for far increase to 3:1 and 20% open space reduction. DIR-2016-4543-DB. LUC voted 7 yes 1 abstained to oppose the project due to non-appearance by the developer.

**Proposed motion:** That the Greater Wilshire Neighborhood Council oppose the application for construction of a mixed-use building at 850 S. La Brea Ave until presented by the applicant.

**D. 743 S. Gramercy Drive** - (Discussion and Possible Action) (Sara Lee)

Applicant requests a 35% density bonus with 2 on-menu incentives to construct 15,390 sf, 75'6" in height, 21-unit, 6 story residential apartments over one level used for automated parking, lobby, and community space and two levels of subterranean parking. Of the 21 units, 18 will be market rate and 3 units (20%) set aside for low income. Two on-menu incentives requested are: (1) side yard reduction to 8' in lieu of required 10' (2) FAR increase from allowed 3:1 to 4:05:1. Priority housing project. DIR-2016-3615-DB. LUC voted 8 yes 0 no to oppose the project due to non-appearance by the applicant.

**Proposed motion:** That the Greater Wilshire Neighborhood Council oppose the application for 743 S. Gramercy Drive until presented by the applicant.

**E. 600 S. La Brea Ave.** - (Discussion and Possible Action) (Margaret Taylor)

First floor change of use to restaurant with on-site sale of alcohol and microbrewery as part of a T/I for a new restaurant with outdoor patio dining area. The applicant is requesting the on-site sales of a full line of alcoholic beverages and on-site beer manufacturing (Microbrewery). ZA-2017-0113-ZV-CUB. LUC voted 7 yes 1 abstained to support the project.

**Proposed motion:** That the Greater Wilshire Neighborhood Council support the application for a CUB for on-site sales of a full line of alcoholic beverages and on-site beer manufacturing (Microbrewery) in conjunction with the operation of a new restaurant.

**F. 5820 W. Melrose Ave** - (Discussion and Possible Action) (Steve Kim)

A CUB to allow the sale and dispensing of a full-line of alcoholic beverages in conjunction with a 3,946 square feet restaurant, with 60 indoor and 24 outdoor seating, with proposed hours of operation

from 10:00am to 2:00am, daily, in the C2-1 zone. Also, to permit the deviation from the commercial corner development provisions to allow the operations of an existing restaurant from 10:00 a.m. to 2:00 a.m. daily, in lieu of the maximum of 7:00am. To 11:00pm., daily otherwise permitted in the C2-1 zone. ZA-2016-4900-CUB, ENV-2016-4901-CE. LUC voted to support the community's position to oppose the project as presented. Vote was 8 – 0 to oppose the project.

**Proposed motion:** That the Greater Wilshire Neighborhood Council oppose the application for a CUB and the request for extended hours of operation for a restaurant at 5820 W. Melrose Ave.

**G. Possible agenda items for upcoming meetings:**

- i. **800 S. La Brea Ave** - (Margaret Taylor)  
Pursuant to section 12.24.w.1 conditional use permit (CUP) to allow the on-site sale of a full line of alcoholic beverages in conjunction with the operation of a multiple restaurant venue market hall and microbrewery. No addition in floor area is proposed. The proposed hours of operation are from 7am-12am on Sunday-Wednesday and 7am-2am on Thursday, Friday and Saturday. The 12,724, sq. ft. space will include approximately 3,493 sq. ft. of restaurant and microbrewery operations, 1,680 sq. ft. of retail, and 1,057 sq. ft. of support areas including trash, restrooms, and electrical and 6,494 sq. ft. of common seating area. There are 182 seats proposed in the common seating areas, 154 of which are either interior or among the 84 covered patio seats and 28 of which are sidewalk patio dining. Expedited Case ZA-2017-30-CUB.
- ii. **3607 W. Olympic Blvd.** - (Lazlo Faerstein) Application for a Tentative Tract Map to build a 6-unit Small Lot Subdivision project.
- iii. **612 S. Norton and 4055 W. Wilshire Blvd.** - Updates on plans for townhouses and condominiums
- iv. **7000-7024 W. Melrose Ave** - Density bonus with on-menu incentives for a 40-unit, 2-story residential development.
- v. **850 S. LaBrea Ave** - Mixed use Project with Retail and 40 apartment units (Farzad Halavi) DIR-2016-4580-DB, ENV-2016-4544-EAF
- vi. **3977 W. 6<sup>th</sup> Street** - A CUB to permit the on-site sale of beer and wine in conjunction a 1,310 sq. ft. restaurant accommodating 66 seats and having the hours of operation from 10 a.m. to 12 Midnight daily. (Alex Woo) ZA-2016-4579-CUB, ENV-2016-4580-CE
- vii. **4907 W. Rosewood Ave** - Demolish 2 single family residents to construct a 25 unit apartment building. (Don Tolentino). DIR-2016-4774-DB, ENV-2016-4775-EAF
- viii. **545 S Gramercy Pl.** - Proposed, an office use on the first floor and residential use at existing two story building. (Andy Yu). ZA-2016-4911-ZV, ENV-2016-4912-EAF.
- ix. **141 N. Western Ave** – Conditional Use permit to allow the sale and dispensing of beer and wine for on-site and off-site consumption in conjunction with an existing 1,400 sq. ft. restaurant with 16 indoor seats and proposed 26 outdoor seats. (Dante Charleston) ZA2016-4757-CUB, ENV-20164758-CE.
- x. **838 N. Mansfield Ave** - Converting existing apartments to condominiums. (Ben Safyari), ZA-2017-52-ZA-ZAA.
- xi. **633 S. LaBrea Ave** - Project is in Mid-Cities West Community Council but they have requested GWNC input and requested LUC February meeting.
- xii. **500 S. Manhattan Place** - A Density Bonus for 3 on-menu affordable housing incentives for the construction of a 32-unit apartment building. (Eric Lieberman). DIR-2017-181-DB, ENV-2017-182-EAF.
- xiii. **700 S. Manhattan Place** – New 7-story mixed use housing development with 160-units (13 affordable and 47 market rate) and 10,282 S. F. of commercial retail. (Andy Willroot). VTT-74758.

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

- A. Proposed motion:** That the Greater Wilshire Neighborhood Council approve awarding two Neighborhood Purposes Grant in an amount up to \$1000 each.
- B. Proposed motion:** That the Greater Wilshire Neighborhood Council approve the Neighborhood Purposes Grant applications due date to be June 02, 2017, at 5:00 p.m. The grant recipients will be announced at the June 14, 2017 GWNC Board meeting subject to a Board vote.

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

**A. Film Liaison - (Discussion and Board Action) (Colette Amin)**

**Proposed motion:** That the Greater Wilshire Neighborhood Council supports the Mayor's Executive Directive #6 regarding collaboration and support of the film and entertainment industry with the City of Los Angeles.

**B. Homelessness Liaison – (Joe Hoffman)**

Report on the March 2 meeting.

**C. Neighborhood Council Emergency Preparedness Alliance – (Discussion and Board Action) (Joe Hoffman)**

The city of Los Angeles has been making great progress in disaster preparedness at the level of city departments and agencies. It is now time to begin the process of training large numbers of city residents and, in addition creating liaisons between the city government and city residents so as to have a city which will be able to deal with any disaster that may befall us.

**Proposed motion:** Therefore, the Greater Wilshire Neighborhood Council supports the inclusion of \$192,000 as a multi-departmental budget item in the 2017-18 city budget to cover the cost 4 staff and related expenses. Two staff members for the Department of Neighborhood Empowerment and two for the Emergency Management Department, who will work on preparing a disaster preparedness plan which will lead to pre-placement of supplies for first responders and training of individuals at the neighborhood level.

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

Next meeting - Wednesday, April 12, 2017, 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](mailto:admin@greaterwilshire.org))

- Via the L.A. City Early Notification System at <http://www.lacity.org/government/subscriptions/neighborhoodcouncils/index.htm>

**THE AMERICANS WITH DISABILITIES ACT** -- As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the GWNC Secretary at (323) 539-4962, toll-free at 311, or e-mail [info@greaterwilshire.org](mailto:info@greaterwilshire.org).

**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](mailto:info@greaterwilshire.org) or (323) 539-4962.

**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 (323) 539-4962 O [INFO@GREATERWILSHIRE.ORG](mailto:INFO@GREATERWILSHIRE.ORG)