

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: Bradley Jewett
Area 7 – Larchmont Village: Charles D' Atri
Area 8 – Melrose: Philip Farha
Area 9 – Oakwood/Maplewood/St. Andrews:
Max Kirkham
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, October 10, 2018
7:00 p.m.

The Ebell of Los Angeles – Dining Room
743 S. Lucerne Boulevard
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 elected 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 (Owen Smith – President)
- B. Flag Salute (Frances McFall)
- C. Roll Call (Jeff Carpenter – Acting Secretary)

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

- A. CD4 Update (Rob Fisher)
- B. CD5 Update (Robert Oliver)
- C. LAPD Senior Lead Officers
- D. Metro (Ned Racine)
- E. Department of Neighborhood Empowerment (John Darnell)
- F. Other local government representatives
- G. LAPD (Sgt. Lara): The extended hour law (to 4 am) and over the counter CUPs.

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

- A. DWP Report
- B. Budget Advocate Report.
- C. LANCC Report

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

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

- A. Review and adoption of the September 12, 2018 Minutes
Proposed Motion: That the GWNC Board approve the September 12, 2018 Minutes
- B. Nomination of Max Kirkham to the position of Board Secretary
Proposed Motion: That the GWNC Board approve the nomination of Max Kirkham as the GWNC Board Secretary.

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
 - Area 12 – Western-Wilton
 - Business
 - Education
 - Religion
- 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:
 - Hanne Mintz – Ethics & Funding
 - Adam Morgens – Ethics
 - Kathleen Mulligan – Ethics
 - James C. Wolf – Ethics
 - Charles D’Atri - Ethics
 - Sue Horowitz – Ethics
 - Kimberly Nortman – Ethics
- 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-of-conduct/>) within 30 days of their election or appointment.
- D. **Recommendation:** Of a new Transportation Committee Chair due to the resignation of Julie Stromberg

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

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

9/3/18	Public Storage	\$146.00
9/6/18	Larchmont Chronicle - July and August advertising	\$716.00
9/7/18	Ebell of Los Angeles - July Board Meeting	\$350.00
9/7/18	Ebell of Los Angeles - August Board Meeting	\$350.00
9/12/18	San Wilshire - Print Material for Board Meeting	\$104.91
9/25/18	San Wilshire - Print Materials for LUC meeting	\$19.62
- B. **Approval of individual expenses listed in the September 2018 MER (Discussion and Board Action) See above**
- C. **Review of September and October 2018 Board Expenses that will show up on the October 2018 Monthly Expense Report**

Report (Discussion only, no Board Action necessary)

Ebell \$350.00 Board Room Rental x2 September- October \$700.00

Larchmont Chronicle \$358.00 x2 September-October \$716.00

Larchmont Family Fair \$350.00

Public Storage October \$146.00

San Wilshire Speaker Cards for meetings \$32.70

Lloyd Staffing SF Admin 7/2/18-7/29/18- \$1200.00

Lloyd Staffing DL Minutes WE 7/1 \$141.57

Lloyd Staffing DL Minutes WE 8/12 \$115.83

Lloyd Staffing DL Minutes WE 8/19,9/2, 9/16 \$398.97

Lloyd Staffing DL Minutes WE 9/30 \$167.31

D. Update on re-integrating \$1500 escrow Funds into GWNC budget. Possible board action.

E. Possible discussion re: Ebell increase to cover credit card expense. Possible board action

VIII. OUTREACH COMMITTEE (Discussion and Possible Action as noted) (Tess Paige)

A. The October 6, 2018 Outreach Meeting Report.

B. Request for nominations for the Citizen Recognition Program.

C. Next Outreach Committee meeting: November 3, 2018, at 9am at Bricks and Scones Café, 403 N. Larchmont Blvd. Los Angeles, CA 90005

IX. TRANSPORTATION COMMITTEE (Discussion and Possible Action) (Julie Stromberg)

A. Upcoming Transportation Committee Meeting. The next GWNC Transportation Committee Meeting will be on Monday, October 15, 2018, 7:00 p.m., at Marlborough School, 250 S. Rossmore Ave., Los Angeles, CA 90004.

X. SUSTAINABILITY COMMITTEE (Discussion and Possible Action) (Julie Stromberg)

A. New Committee Developments and Upcoming GWNC Sustainability Committee Projects. (Julie Stromberg)

B. The GWNC Sustainability Committee welcomes Mary Proteau of Citrus Square to the Committee.

C. GWNC to host a rain barrel workshop with Rain Barrels, Intl. on Saturday, October 27, 2018, 10 a.m. – 12 p.m., Memorial L.A. High Library, 4625 W. Olympic Blvd., Los Angeles, CA 90019. Please RSVP at sustainability@greaterwilshire.org. The GWNC Sustainability Committee is looking to recognize a "Green" Business in the Greater Wilshire area. For more information and to nominate a Green Business, please see <http://www.greaterwilshire.org>, or email sustainability@greaterwilshire.org

D. Discussion, Planning, and Possible Motion on GWNC Sustainability Committee Measure W, The Safe Clean Water Program. (William Funderburk, Jr.) Recommend to GWNC Board to support Measure W, the Safe Clean Water Program, write a letter of support for Measure W, and adopt resolution of Measure W.

Proposed Motion: The Greater Wilshire Neighborhood Council Support Measure W, the Safe Clean Water Program, write a letter of support for Measure W, and adopt resolution of Measure W.

E. Discussion, Planning, and Possible Motion on EV Readiness Requirements for New Construction. (Dan Kegel). Recommend to GWNC Board to call on City Council to enact cost-effective measures to ensure that 90% of parking spots in multifamily buildings constructed after January 1st, 2020, be ready for future installation of EV chargers.

Proposed Motion: As the LA Times recently wrote, LA just saw its longest streak of bad air in decades --putting our children's health in jeopardy. It's increasingly clear that we need to do more to fight smog. West Hollywood and other cities are acting by making sure new multifamily buildings are ready for zero-emission cars. The GWNC calls on the City Council to enact cost-effective measures to ensure that 90% of parking spots in multifamily buildings constructed after January 1st, 2020 be ready for future installation of EV chargers.

F. Upcoming Sustainability Committee Meeting. Next GWNC Environmental & Sustainability Committee Meeting will be held on Tuesday, December 11, 2018, at Marlborough School, Collins Room – D200, 250 South Rossmore Avenue, Los Angeles, CA 90004.

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

A. 250 N. Wilton Place: (Discussion and Possible Action) (Greg Wittman)

Vesting tentative track for small lot subdivision of 5 lots, with 5 single family homes with attached garages; VTT-77081-SL, ENV-2017-3703-CE. Previously, GWNC Board voted to oppose project on February 14th of this year and a letter of opposition was sent to all relevant parties on May 22nd.

Proposed Motion: The GWNC reaffirms its opposition to the project as currently proposed at 250 N. Wilton Place and recommends the following:

1. That this project be referred to The Urban Design Studio in the City of Los Angeles for re-design counsel
2. That any new project assume the footprint, massing, character and setbacks of the prior contributing single-family historic structure. Replace that historic structure in footprint, massing, character, and setbacks, using a drive off of Wilton Place in the space remaining on the rear of the lot, facing Beverly Boulevard, where a historic garage existed, develop additional small lot units with a massing and character that blends into the historic district
3. That the Planning Department not find the project categorically exempt from CEQA.
4. That the Planning Department determine whether an EIR would have been required and allow for demolition of a contributing element and construction of a new project within the North Wilton Historic District.
5. That any proposed development comply with the Secretary of the Interior standards for the treatment of historic properties to ensure the project's mass, scale and character is compatible with the Historic District as viewed from Wilton Place and Beverly Blvd.
6. That 15 ft sidewalks be provided along Beverly Blvd, consistent with Mobility Element requirements for Avenue 1.

B. Parkway Trees: (discussion and possible action) (Jeffrey Carpenter) Review of current efforts and proposed motion to encourage city council to draft new rules for the removal of street trees and penalties for illegal tree removals. Lee Blumenfeld from the Encino NC attended the meeting and presented the position of the Encino NC.

Proposed Motion: (Jeffrey Carpenter) In view of the continued unpermitted taking of mature City parkway trees, the GWNC respectfully requests that the City Attorney's Office and the City Administrative Officer, after appropriate analyses, prepare a set of actions for the City to take that would effectively:

1. Establish financial and other penalties for the unapproved or unpermitted taking of City parkway trees that are demonstrably sufficient to both deter these actions as well as to support the costs of enforcement, prosecution, and full restitution;
2. Establish a staff unit in the City Attorney's Office charged with the swift and effective prosecution of illegal taking or damaging of City tree assets and the recovery of restitution;
3. Establish one or more immediate reporting and response mechanisms whereby those that discover the potentially unpermitted destruction of a City tree in progress might be able to intervene and possibly deter the further immediate destruction of City assets;
4. Provide for an ensured funding resource for the establishment and operation of the above measures and the adoption of appropriate budget actions.

- C. **850 S. Gramercy Place:** (Discussion and Possible Action) (Eric Lee, Erica Cha, Sara Lee). New 18 Unit apartment building with garage under construction. Proposed child day care center 21-40 max child tenant improvement work. ZA-2018-4722-ZAD
Proposed Motion: The GWNC opposes the project at 850 S. Gramercy Pl. as presented.
- D. **6610 W. Melrose Ave:** (Discussion and Possible Action) (Brett Engstrom) Sale of beer and wine for on-site and off-site for consumption in conjunction with an existing restaurant with 30 outdoor seats and hours of operation from 11am Sunday – Thursday and 11am -12 midnight Friday and Saturday. ZA-2018-4852-CUB, ZA-2018-4854-CE.
Proposed Motion: The GWNC Board opposes the project due to the non-appearance of the applicant.
- E. **5058 W. Maplewood Ave:** (Discussion and Possible Action) (Joe Barnes, Jr., Jason Peers). Requesting the support of GWNC for the 14 Appeals filed to stop the project DIR-2017-2437-DB, ENV-2017-2438-EAF.
Proposed Motion: the GWNC supports the appeals of the neighbors at 5050 W. Maplewood Ave of the project at 5058 W. Maplewood Ave. Especially because of the lack of developer outreach.
- F. **5123-25 W. Clinton St:** (Discussion and Possible action) (Gavin McKiernan) Present use: Duplex. One Lot Subdivision into two Condominiums. Project is already under construction. AA-2018-2625-PMLA-CN ENV-2018-2626-CE. Developer informed committee of his intention to meet with neighboring stakeholders and to present his outreach efforts at the general board meeting on October 10, 2018.
- G. **628 S. Orange Dr:** (Discussion and Possible action) (Julio Betbeder, Donald E. Maddock) To allow the use and maintenance of an accessory dwelling unit with a reduced side yard varies between 13" to 2'1" setback in lieu of 5'0" in the R1R3-RG zone. Applicants are requesting that the GWNC support them in their effort to retroactively approve an existing structure.
Proposed Motion: The GWNC supports the project at 628 S. Orange Dr. as proposed. The drawings and documents we approve of are attached.
- H. **639 N. Larchmont Blvd:** (Discussion and Possible action) (Lisa Bonbright, Mark E. Lehman) A Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a 3,055 sq. ft. restaurant. Hours are from 7 am to 11 pm daily. No off-site alcohol sales.
Proposed Motion: The GWNC opposes the project due to lack of presentation.
- I. The next Land Use Committee meeting will be at 6:30pm on October 23, 2018 at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.
- J. Possible agenda items for upcoming meetings:**
- i. **474 N. Western Avenue:** (Discussion and Possible Action) (Kevin Franklin). A CUN to allow sale/dispensing of beer and wine for onsite consumption in conjunction with an existing 1535 sq. ft. Restaurant w/44seats and 218 sq. ft. patio w/14 seats. Hours 11 am to 12 am Mon – Wed and 11 am to 1 am Thursday – Sunday on a C2-1 zone. ZA-2018-3156- CUB, ENV-2018-3157-CE.
 - ii. **4749 N. Elmwood Ave:** (Don Tolentino) Notice of Proposed Demolition per LAMC effective January 10, 2018 that requires that the LADBS notify, by mail, the Council District Office of the site regarding the Proposed Demolition of a building or structure. Demolition Pre-inspection Application No. 18019-10000-03932.
 - iii. **985-991 3rd Avenue:** (Discussion and Possible Action) (Laszlo Faerstain, Michael Ko, Irina Tudorache) Demolition of an existing SFD for new construction, use and maintenance of a 6-story 51-unit apartments with 11 units set aside for low income. Requested entitlement: Pursuant to LAMC 12.22.a31, applicant request approval for the construction of a tier 2 TOC development. A 6-story Utilizing TOC base incentives: 1. FAR. 2. Density. 3. Parking reduction and two additional incentives: 1. Yard reduction to RAS 3 standards, 2. Tier 2 Transitional Height Option. DIR-2018-2234-TOC. Returned to LUC on 8-28-2018 and it was noted that no outreach was done and that the recommendation to oppose from the August 8, 2018 Board Meeting stands.

- iv. **3323 W. Olympic Blvd. & 975-987 S. Manhattan Pl** (Kevin Read and Dominic Hong)
7-story residential building w/ 95 apartments, 2 levels of subterranean parking w/ 162 parking stalls. Total gross building square footage = 123,445 sq. ft. Building height 95' CPC-2018-656-DB-SPR, ENV-2018-657-EAF. Density Bonus Review. The Manhattan Project I. Presenter possible changes. No motion made and no vote taken. Applicant will continue to work with the Council Office and will return with further updates.
- v. **3323 W. Olympic Blvd & 970-996 S. Manhattan Pl.** (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. No motion made and no vote taken. Applicant will continue to work with the Council Office and will return with further updates.
- vi. **5784 Melrose Ave:** (Adan Madrid) A 7-11 Convenience Store – no alcohol will be sold. The LUC voted unanimously to oppose the project until outreach to Larchmont Village Neighborhood Association, Hancock Park Homeowners Association, and Christ the King Church.
- vii. **845 S. St Andrews Place:** (Discussion and Possible Action) (SaHar Khazani). Demolition of a school to build a 6 story 25-unit apartment building. TOC. DIR-2018-3524-TOC, ENV-2018-3525-EAF. Previously, the LUC voted unanimously to oppose the project at its meeting on September 26th, 2018 due to the nonappearance of the applicant. Applicant had notified committee of their planned nonattendance subsequent to an initial confirmation and the posting of the agenda.
- viii. **5123 W. Clinton Ave:** (Gavin McKiernan) Present use: Duplex. One Lot Subdivision into two Condominiums. Project is already under construction. Preliminary parcel map pursuant to section 17.50
- ix. **545 S. Gramercy Drive:** An appeal filed to overturn the GWNC's opposition 18019-10000-04367 to the illegal use of R-1 zone as a commercial enterprise.
- x. **639 N. Larchmont Blvd:** Requesting a CUB to serve beer and wine in conjunction with an existing restaurant.
- xi. **117 N. Manhattan Place:** Land Use Committee Member Rory Cunningham presented a drawing of the project as built and a drawing of the project with the modifications that were agreed upon between the applicant, Taik Kim, and the LUC to demonstrate that the applicant built the original plan and not the one agreed upon.
- xii. **611 N. Manhattan Place:** (Discussion and Possible Action) (Yonatan Partiel, Mathew Hayden). Proposed construction, use, and maintenance of a new 5-story/56 ft. apartment building with 14 units (2 ELI) and one subterranean level of parking 13 vehicle and 16 bicycle parking spaces. Existing site improvements/landscaping to be removed. DIR-2018-4817-TOC, ENV-2018-4818-
- xiii. **512 S. Van Ness Ave:** Demolition Pre-inspection Application No. 1801+-10000-04367. LAMC 91.106.4.5.1 (Ordinance No. 185270) Effective January 10, 2018.

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

XIII. BOARD MEMBER COMMENTS/ANNOUNCEMENTS/LIASON REPORT

XIV. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

- A. Next meeting – October 23, 2018

XV. ADJOURNMENT

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 or subscribe from the website homepage)
- 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.

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 (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