

CITY OF LOS ANGELES  
CALIFORNIA



**GREATER WILSHIRE  
NEIGHBORHOOD COUNCIL**

Board Meeting Agenda  
Wednesday, November 14, 2018  
Town Hall 6:30 p.m.  
Heather Teodoro  
L. A. County Vector Control

Board Meeting 7:00 pm

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

(323) 539-GWNC (4962)

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

[www.greaterwilshire.org](http://www.greaterwilshire.org)

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

President – Owen Smith Vice  
President – James Wolf  
Secretary – Max Kirkham  
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: Conrad Starr

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** (Max Kirkham – Secretary)

**II. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS**

**(Representatives from government offices and community-based organizations)**

- A. Los Angeles County Vector Control West (Heather Teodoro)
  - a. Town hall on the Invasive Aedes Mosquito
- B. CD4 Update (Rob Fisher)
- C. CD5 Update (Robert Oliver)
- D. LAPD Senior Lead Officers
- E. Department of Neighborhood Empowerment (John Darnell)
- F. Metro (Ned Racine)
- G. Other local government representatives

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

- A. DWP Report

- B. Budget Advocate Report
- C. LANCC (LA Neighborhood Council Commission) Report

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

Those wishing to speak during general public comment are asked to complete a speaker card and submit it to the board administrator, or the Secretary, prior to the start of the meeting. All are welcome, but time may be limited to 3-5 minutes per speaker at the discretion of the chairperson.

- A. **Kate Walsh, Via Transportation** (5-10 minutes) Micro-transit feasibility study (intro and discussion)

**V. ADMINISTRATIVE ITEMS** (Discussion and possible action)

- A. **Review and adoption** of the October 10, 2018 minutes  
**Motion:** The GWNC Board approves the October 10, 2018 minutes (as presented/amended)
- B. **Establishment of Ad Hoc Resilience Steering Committee** (Conrad Starr)  
**Motion:** that the GWNC Board President appoint an ad-hoc Steering Committee for the Greater Wilshire Resilience Plan, which will be co-chaired by GWNC's Resilience Liaisons; and whose members will be invited to participate based on their experience and authority in the areas of emergency preparedness, community organizing, crime and safety, and the like; and which will meet approximately quarterly until the adoption of the Greater Wilshire Resilience Plan, or on December 31, 2019, whichever comes first.

**VI. PRESIDENT’S REPORT**

- A. **Alternate Board Member Vacancies**  
 Positions 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
  - Colin Turner – Ethics
  - Steven Senigram – 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.

**VII. TREASURER’S REPORT**

- A. **Approval of Monthly Expenditure Report (MER) for September 2018** (Discussion and action)
  - 10/1/18 San Wilshire Speaker Cards \$32.70
  - 10/2/18 Public Storage \$146.00

10/2/18 Larchmont Chronicle - September and October advertising \$716.00  
 10/3/18 Lloyd Staffing DL Minutes WE 9/30- \$167.31  
 10/3/18 Lloyd Staffing DL Minutes WE 8/18, 9/2, 9/16- \$398.97  
 10/3/18 Lloyd Staffing DL Minutes WE 8/12- \$115.83  
 10/3/18 Lloyd Staffing DL Minutes WE 7/1-\$141.57  
 10/9/18 San Wilshire Board - \$45.51  
 10/11/18 Ebell of Los Angeles - September Board Meeting \$350.00  
 10/26/18 Imprint Pens - \$435.93  
 10/29/18 Lloyd Staffing - Admin SF \$640.00  
 10/29/18 Lloyd Staffing - DL Minutes -\$250.97  
 10/30/18 Lloyd Staffing Admin SF -\$640.00  
 10/31/18 Imprint refund pens - minus -\$98.48  
 10/31/18 Facebook \$30

- B. **Approval of individual expenses listed in the October 2018 MER** (discussion and action)
- C. **Review of October/November 2018 Board Expenses that will show up on the November 2018 Monthly Expense Report** (Discussion only, no action necessary)
  - Ebell \$350.00 Board Room Rental x2 (October /November) \$700.00
  - Larchmont Chronicle \$358.00 November
  - Larchmont Family Fair \$350.00
  - Public Storage November \$146.00
  - San Wilshire Board and LUC print outs
  - Lloyd Staffing SF Admin
  - Lloyd Staffing DL Minutes
- D. **Approval of up to \$300.00 for Office Supplies** (Discussion and Board Action)
- E. **Appointment of Max Kirkham as alternate Signer** (Discussion and Board Action)  
 Max in his role as secretary would take Joe Hoffman's place as Alternate Signer

VIII. **OUTREACH COMMITTEE** (Discussion and possible action as noted) (Tess Paige)

- A. **Report:** on the November 3, 2018 Committee Meeting
- B. **Nomination for the Citizen Recognition Award** (Max Kirkham)  
**Motion:** The Greater Wilshire Neighborhood Council nominates Joe Hoffman for a citizen recognition award.
- C. **Appropriation of funds for election purposes**  
 Funds appropriated will be used for election related materials/marketing to include, but not be limited to, flyers to be posted at businesses and passed out at the Farmers Market, book marks to be given out at the libraries, postcards to be passed out in all neighborhoods (hopefully by the Board Members to the Neighborhood Associations as well as the door to door effort) and advertising in both the Buzz and the Larchmont Chronicle.  
**Motion:** The GWNC spend up to \$2,500.00 on election related outreach, to include advertising and printed materials.
- D. **Next Outreach Committee meeting** will be Saturday, December 1, 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/Conrad Starr)

- A. **Report:** on the October 15, 2018 Committee Meeting.
- B. **Next Transportation Committee Meeting** will be on Monday, January 21, 2019, 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. **Report:** on GWNC rain water harvest workshop co-hosted with Rain Barrels, Intl. on Saturday, October 27, 2018, at Memorial L.A. High Library.
- B. **Update and report:** on community impact statements filed by the Sustainability Committee.

- C. **Update and report:** on Measure W.
- D. **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](mailto:sustainability@greaterwilshire.org).
- E. **Next Environmental & Sustainability Committee Meeting** will be Tuesday, December 11, 2018 at 7:00pm, at Marlborough School, 250 S. Rossmore Ave., Los Angeles, CA 90004

**XI. LAND USE COMMITTEE** (Discussion and Possible Action) (Caroline Mosier/Max Kirkham)

- A. **Parkway Trees** (Motion to Reconsider) (Jeffrey Carpenter) The full motion language included in the recommendation from the Land Use Committee was not included in the board agenda for October 24, 2018. The motion must be reconsidered and the missing language (in italics below) inserted.  
**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:
  - i. *Establish an integrated process for any submissions for plan and permit approval that includes the documentation of existing parkway trees and that all parkway trees are preserved unless a determination is made by BOE that that relocation and/or replacement is absolutely necessary;*
  - ii. *Notify the cognizant Neighborhood Council of all permits pending approval of City parkway or other protected trees and allow at least 45 days for the public comment;*
  - iii. 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;
  - iv. 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;
  - v. 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;
  - vi. Provide for an ensured funding resource for the establishment and operation of the above measures and the adoption of appropriate budget actions.
- B. **946-947 S. Norton Ave** (Ron Ikejiri) Request granting of CUP for commercial parking lot with full time valet parking attendants during business hours. Permit the existing maximum height of 6 ft. fence in the front yard with zero (0) setback for an existing fence. ZA-2018-5491-ZAA-F, ENV-2017-4918-CE.  
**Motion:** The Greater Wilshire Neighborhood Council reaffirms its April 11, 2018 support and supports the Zoning Administrator's adjustment and determination to allow the existing height and setback of the fences at 946-947 S. Norton Ave.
- C. **3323 W. Olympic Blvd. & 975-987 S. Manhattan Pl** (Kevin Reed 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.  
**Motion:** See next item.
- D. **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.  
**Motion:** The Greater Wilshire Neighborhood supports the project at 3323 W. Olympic Blvd and 970-996 S. Manhattan Pl. & 3323 W. Olympic Blvd and 975-987 S. Manhattan Pl. as

- presented and with conditions as confirmed by City Council Districts Four and Ten.
- E. **117 N. Manhattan Pl** At the LUC meeting on October 23rd, the committee discussed ways forward and possible precedential actions the board could take to discourage future applicants and/or projects from building projects, after approval, that are different than what was agreed to through the GWNC project approval process. Emma Howard from CD4 was present at the meeting and said that she would research the project and report back to the committee on what she could find out about it.
  - F. **845 S. St Andrews Pl** (Sahar Khazani) Demolish a vacant school and Construct a 6-story 25-unit apartment building. TOC DIR-2018-3524-TOC, ENV-2018-3525-EAF.  
**Motion:** The Greater Wilshire Neighborhood Council opposes the project at 845 S. St Andrews Pl. as presented.
  - G. **512 S. Van Ness Ave** (Craig Frye) Demolition Pre-inspection Application No. 18019-10000- 04367.  
**Motion:** The Greater Wilshire Neighborhood Council refers the project at 512 S. Van Ness Ave. to the Windsor Square HPOZ (Historic Preservation Overlay Zone) and requests a report back to the Land Use Committee.
  - H. **850 S. Gramercy Pl** (Eric Lee, Erica J. Cha, Sara Lee) New 18- Unit Apartment Building Child Day Care Center with 21 – 40 Maximum child tenant improvement work. with garage (this project is currently under construction). ZA-2018-4722-ZAD, ENV-2018-4723-CE.  
**Motion:** The Greater Wilshire Neighborhood Council supports the application for a Conditional Use Permit for a child daycare center at 850 S. Gramercy Pl.
  - I. **611 N. Manhattan Pl** (Yonatan Partiel, Matthew Hayden) Proposed construction, use and maintenance of a new 5-story – 56Ft. building with 14-apartments (2- ELI) and one (1) Subterranean Level parking for 13 vehicle spaces and 16 bicycle spaces. Existing landscaping to be removed. DIR-2018-4817-TOC, ENV-2018-4818-CE.  
**Motion:** The Greater Wilshire Neighborhood Council opposes the project at 611 N. Manhattan Pl. because the applicant did not appear before the Committee.
  - J. **3477 W. Olympic Blvd** (Ariel Gutierrez) CUB to allow the off sale of beer and wine in conjunction with an existing 2739 SF convenience store operating 24 hours daily in a C2-1 zone. ZA-2018-5753-CUB, ENV-2018-5754-CE.  
**Motion:** The Greater Wilshire Neighborhood Council opposes the application for a CUB (Conditional Use Beverage) at 3477 W. Olympic Blvd. to allow the off-site sale of beer and wine in conjunction with an existing 2,739 sq. ft. convenience store operating 24 hours daily in a C2-1 zone.
  - K. **639 N. Larchmont Blvd** (Café Gratitude) (Mark 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.  
**Motion:** The Greater Wilshire Neighborhood Council Land Use Committee recommends that the GWNC Board support the reinstatement of the previous Conditional Use Permit for 639 N. Larchmont Blvd. for beer and wine, with a special attention to maintain the 35 parking stalls that were part of the original conditions of approval.
  - L. **TOC/TNP** (Cathy Roberts) A letter from the La Brea Hancock Homeowners Association outlining their position on the Purple Line Transit Neighborhood Plan with respect to its impact on the community.
  - M. **Next Land Use Committee meeting** will be at 6:30pm on November 27, 2018 at Marlborough School, 250 S. Rossmore Ave, the Collins Room, 200-D, Los Angeles, CA 90004.

#### **FUTURE LUC AGENDA ITEMS**

- A. **800 S. 3rd Ave** (Lap Nguyen) New 2-story single family house on a vacant lot. Total living area a2855 sq. ft. Detached Garage 400 sq. ft. Porches 334 sq. ft. balcony 88 sq. ft. DIR-2018-5923-CCMP, ENV-2018-5924-CE
- B. **Processes and Procedures Staff Report Released for Public Review** (Karen Gilman)

- C. **5123 W. Clinton St** (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.
- D. **6610 Melrose Ave** (Brett Egstrom) Sale of beer and wine for on-site and off-site consumption in conjunction with an existing restaurant with 30 indoor seats. Hours 11 am to 11pm Sunday – Thursday and 11 am – 12 midnight Friday and Saturday. ZA-2018-4852-CUB, ZA- 2018-4854-CE.
- E. **985-991 3rd Ave** (Laszlo Faerstein, Michael Ko, Irina Tudorache) Demolition of an existing SFD for new construction, use and maintenance of 6 story 51- unit apartments with 11-units set aside for low income. Requested entitlement: Pursuant to LAMC 12.22.a31, applicant requests approval for the construction of a tier 2 TOC development. A 6-story, 51-unit apartment building with 11 units set aside as low income. 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, ENV-2018-2235-EAF
- F. **4749 W. Elmwood Ave** (Don Tolentino, Brian Cohen) Demolition Application No. 18019-10000-03932
- G. **545 S. Gramercy Pl** (Clayton Przekop) Pursuant to LAMC section 12.27 applicant request a zone variance for a proposed an office use on first floor and residential use at existing two-story building.
- H. **474 N. Western Ave** (Kevin Franklin) A CUB to allow sale/dispensing of beer and wine for onsite consumption in conjunction with an existing 1535 sq. ft. Restaurant w/44 seats and 218 sq. ft. patio w/14 seats. Hours 11 am to 12 am Mon – Wed and 11 am to 1 am Thursday – Sunday in a C2-1 zone. ZA-2018-3156- CUB, ENV-2018-3157-CE.
- I. **5784 Melrose Ave** (7-Eleven Store) (Adan Madrid) A 7-11 Convenience Store – no alcohol will be sold. The LUC previously voted to oppose the project until outreach to Larchmont Village Association, Hancock Park Neighborhood Association. and the Christ the King Church.
- J. **222 N. Manhattan Pl** (Varoosh Abedi, Arman Gharai) Demolition Pre-inspection Application No. 18019-20000-04771/B18VN-16576 CF17-1311
- K. **Quicker Liquor licenses/extended bar hours** (Karen Gilman)
- L. **State of Street Related Infrastructure Programs in Los Angeles** (Laila Alquresh) Execuive Summary CF 17-1311.

## XII. NEW BUSINESS

Matters not identified above for future consideration and action

## XIII. BOARD MEMBER COMMENTS/ANNOUNCEMENTS/LIASON REPORT (Discussion and Possible Action)

- A. **Resilience Liaison Report** (Conrad Starr/Tess Paige)
- B. **Regarding improvements to City codes and procedures to protect the urban tree canopy** (Jeff Carpenter) The GWNC has received the August 22, 2018, “Protect Urban Canopy Through and Adjustments to the Municipal Code, Tracking System and Enforcement” recommendations by the Encino Neighborhood Council.  
**Motion:** The GWNC very much shares the concerns expressed by the Encino Neighborhood Council and commends the Encino Neighborhood Council’s recommendations improving the protections for the City’s tree assets.  
 Among the particular recommendations GWNC would emphasize would be:
  - 1) Fines should escalate in accordance with the seriousness of the violation and be sufficient to discourage illegal activities by contractors seeking to avoid the permitting process;
  - 2) The City needs to make more efficient use of its over 600 non-LAPD inspection and enforcement personnel by rationalizing and coordinating enforcement

- authorities and procedures and streamlining inter-departmental enforcement communications; and
- 3) Permitting procedures, such as those for “A” and “B” class permits, should be reviewed and strengthened to help insure that existing parkway trees and new parkway tree requirements are enforced and all applicable fees and penalties are efficiently collected.

#### XIV. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS

#### XV. ADJOURNMENT

- A. **Next meeting of the GWNC Board** will be on Wednesday, December 12, 2018.

**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) or subscribe at [www.greaterwilshire.org](http://www.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).