



Greater Wilshire Neighborhood Council General Meeting  
June 8, 2016  
Approved by the committee on July 13, 2016

**I. WELCOMING REMARKS**

A. Call to order & Flag Salute (Owen Smith – President)

A duly noticed Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Board of Directors was held on Wednesday, June 8, 2016, at the Ebell of Los Angeles, 743 S. Lucerne Blvd., Los Angeles. President Owen Smith called the meeting to order at 7:02 p. m. The Pledge of Allegiance said.

B. Roll call (Joseph Hoffman – Secretary)

Secretary Joseph Hoffman called the roll. Nine of the 20 Board Members or their Alternates were present at the Roll Call: Colette Amin (Alternate for Tucker Carney), Jeffry Carpenter, Philip Farha, John Gresham, Joseph Hoffman, Nancy Kim, Caroline Moser, Owen Smith and John Winther. Patricia Carroll, Karen Gilman, Frances McFall and Julie Stromberg arrived later. Charles D’Atri, Cam Davis, Michael Genewick, Barbara Savage, Steven Senigram, Greg Wittmann and James Wolf were 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 20 currently filled Board Seats, or **3/5 OF 20 = 12**. Members present. (see <http://www.greaterwilshire.org/site/files/GreaterWilshireApprovedReorderedBylawAmendments051712Updated102612.pdf>), 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 at this time. Twenty of the 21 Board Seats were filled (by election or appointment). One Board and some Alternate Seats were vacant (see below Item #s VII. B. and D.). Also attending: approximately 29 Stakeholders and guests.

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

A. CD4 Update (Daniel Park)

Nikki Ezhari, Field Deputy for L.A. City District Four Councilman David Ryu (213-473-7004; [Nikki.Ezhari@LACity.org](mailto:Nikki.Ezhari@LACity.org); <http://CD4.LACity.org>), reported upcoming events.

B. CD5 Update (John Darnell)

John Darnell, Field Deputy for L.A. City District Five Councilman Paul Koretz (310-289-0353; [John.Darnell@LACity.org](mailto:John.Darnell@LACity.org); [www.lacity.org/council/cd5](http://www.lacity.org/council/cd5)), reported upcoming events.

*Board Member Patricia Carroll arrived at this time (7:07), making 10 Board Members (or their Alternate(s)) present, three short of the GWNC quorum of 3/5 OF 20 = 12.*

C. LAPD Senior Lead Officers

Harry Cho, LAPD Olympic Division Senior Lead Officer (office 213-382-9102; mobile/text phone 213-793-0649; 33817@LAPD.LACity.org; www.LAPDWilshire.com), reported that crime reduction has been excellent, but there have been lots of property crimes. He encouraged to notify the Police if you see a vacant property because homeless people are using them for squatting and drug houses. He recommended boarding up those houses, especially in the back.

*Board Member Frances McFall arrived at this time (7:13), making 11 Board Members (or their Alternate(s)) present, two short of the GWNC quorum of 3/5 OF 20 = 12.*

D. Other local government representatives

Michael Cortez, Metro Construction Relations Officer, East Segment (direct 323.900.2145; CortezMic@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), described current and upcoming street closures. Jet grouting was postponed to September.

**III. LADWP UPDATE** (Discussion and possible Board Action) (Jack Humphreville) DWP Reform

Mr. Humphreville explained the latest issues.

*Board Member Karen Gilman arrived at this time (7:16), making 12 Board Members (or their Alternate(s)) present, one short of the GWNC quorum of 3/5 OF 20 = 12.*

Mr. Humphreville continued that the DWP is hiring and homeowner water rates are expected to significantly increase.

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

Mr. Humphreville reported that a tax is being considered to fund homeless services.

*Board Member Julie Stromberg arrived at this time (7:28), making a quorum of 3/5 OF 20 = 12. 13 Members (or their Alternate(s)) present. Now the Board could take binding votes on Agendized Items.*

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

There were no public comments at this time.

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

A. Review and adoption of May 11, 2016 Minutes (Joe Hoffman).

Mr. Hoffman noted that the draft Minutes, though originally correct, had the section numbering unintentionally changed before they were printed. It will be corrected.

**MOTION** (by Mr. Winther, seconded by Ms. McFall): The Greater Wilshire Neighborhood Council approves the Minutes of its May 11, 2016 General Meeting as amended.

**MOTION PASSED** unanimously by a roll call vote of the 13 Board Members present; zero opposed; zero abstained.

## **VII. PRESIDENT'S REPORT**

- A. Seating of New and Returning Board Members and Alternates (who were not present at the May Board meeting). 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."

Ms. Amin, Ms. Carroll, Max Kirkham (Alternate for Nancy Kim) and Mr. Winther read aloud the Oath of Office

- B. Board Vacancies - Seats open for nominations of qualified candidates, to be submitted to the Board for approval: Education.

Mr. Smith noted the vacancy. [To apply see <http://greaterwilshire.org/wp-content/uploads/2015/10/GreaterWilshireBylawsApproved2014.pdf>.]

- C. Alternate Board Member Nominations (Discussion and Board action)

Hanne Mintz, Area 1 – Brookside (Owen Smith) Not Present

Richard Park, Area 3 – Country Club Heights (Frances McFall)

Jeff McManus, Area 8 – Melrose (Philip Farha) Not Present

Justin Tien, Area 12 – Western-Wilton

Kim Nortman, Area 13 – Wilshire Park Alternate (John Gresham) Not Present

Mario Carpinelli, Business Alternate (John Winther)

Ms. McFall nominated Richard Park as the Country Club Heights Alternate. Mr. Park described his background and desire to serve. The nomination was seconded by Ms. Kim. The nomination PASSED unanimously by a hand vote.

Mr. Winther nominated Mario Carpinelli as the Business Alternate. Mr. Carpinelli described his background and desire to serve. The nomination was seconded by Mr. Carpenter. The nomination PASSED by a hand vote; one opposed (Amin).

Justin Tien indicated his desire to serve as the Western-Wiltern Alternate and described his background. Ms. Stromberg nominated Mr. Jien; Mr. Farha seconded the nomination. The nomination PASSED unanimously by a hand vote.

Mr. Park, Mr. Carpinelli and Mr. Tien read aloud the Oath of Office.

D. Alternate Board Member Vacancies, eligible for nominations of qualified candidates, to be submitted to the Board for approval: Area 4 – Fremont Place; Area 5 – Hancock Park; Area 8 – Melrose; Area 12 – Western-Wilton; Area 14 – Windsor Square; Area 15 – Windsor Village; Education; and Religion.

Mr. Gresham nominated Bobbie Kumetz as the Fremont Place Alternate. Mr. Smith will Agendize this for the July meeting. Daniel Brook nominated himself as the Hancock Park Alternate and described his background. Mr. Smith will Agendize this for the July meeting. Mr. Smith indicated that there were no more nominations at this time.

E. 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: Carney – Ethics & Funding; D’Atri – Ethics; Ha – Ethics & Funding; Horwitz – Ethics & Funding; Hunter – Ethics & Funding; Jewett – Ethics & Funding; Kim – Ethics & Funding; Kirkham – Ethics & Funding; Morgens – Ethics, Funding; Rosales – Ethics & Funding; and Senigram – Ethics & Funding.

Mr. Smith noted this. Mr. Hoffman will email information.

F. 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. New Members who have not yet completed the Code of Conduct include: Carney, Ha, Horwitz, Hunter, Jewett, Kim, Rosales and Senigram.

Mr. Smith noted this. Ms. Kim already signed the Code of Conduct.

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

A. Approval of Monthly Expenditure Report for May 2016 (Discussion and Board action). See Handouts.

Copies were distributed of and Ms. Carroll reviewed recent expenses and the GWNC “May 2016 Monthly Expenditure Report”; a recent UnionBank payments list; and the GWNC “Budget for Fiscal Year 2015-2016 . . . for 2016/2017.”

**FUNDING MOTION** (by Ms. Carroll, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council approves its Monthly Expenditure Report for May 2016.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 12 eligible voters present with all 12 in favor (“Yes” or “Aye”) (Amin, Carpenter, Carroll, Farha, Gilman, Gresham, Hoffman, McFall, Moser, Smith, Stromberg and Winther); zero opposed; zero abstained. Ms. Kim was ineligible to vote due to not having current Ethics Training and/or Funding Training.

- B. Approval of individual expenses listed in the Monthly Expenditure Reports (MERs) (Discussion and Board Action). See Handouts.

**FUNDING MOTION** (by Ms. Carroll, seconded by Mr. Carpenter): The Greater Wilshire Neighborhood Council approves the individual expenditures it made in May 2016.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 12 eligible voters present with all 12 in favor (“Yes” or “Aye”) (Amin, Carpenter, Carroll, Farha, Gilman, Gresham, Hoffman, McFall, Moser, Smith, Stromberg and Winther); zero opposed; zero abstained. Ms. Kim was ineligible to vote due to not having current Ethics Training and/or Funding Training.

- C. Review of May 2016 Paid Expenses that will show up on the June 2016 Monthly Expense Report (Discussion only; no Board Action necessary)

Ms. Carroll reviewed the upcoming expenses, noting that tablecloths will cost \$84 and an allocation to the Budget Advocates may be around \$500. Business cards soon will be ordered.

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

**FUNDING MOTION** (by Ms. Carroll, seconded by Mr. Winther): The Greater Wilshire Neighborhood Council pre-approves the upcoming expenses indicated by its Treasurer.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 12 eligible voters present with all 12 in favor (“Yes” or “Aye”) (Amin, Carpenter, Carroll, Farha, Gilman, Gresham, Hoffman, McFall, Moser, Smith, Stromberg and Winther); zero opposed; zero abstained. Ms. Kim was ineligible to vote due to not having current Ethics Training and/or Funding Training.

- E. Approval of Budget Adjustments (Discussion and Board Action). Approval of year-end line item adjustments.

It was agreed to COMBINE this and Item #VIII. G. 1. Ms. Stromberg explained there was no time to allocate more Neighborhood Purposes Grant funding or possible other funding that must be allocated before the June 30<sup>th</sup> end of this Fiscal Year. 1.

Allocation of remaining funds (Discussion and Board Action) (Owen Smith, Julie Stromberg, Patricia Carroll) – Approval of specific items for cash request.

It was agreed to COMBINE this and Item #VIII. E. See Item #VIII. E.

- F. Approval of Additional Funding for Congress of Neighborhoods and Budget Advocates from 2015-16 Budget (Discussion and Board Action). Suggested Motion: That the

Greater Wilshire Neighborhood Council supports additional funding from its 2015-16 funds for:

LA Congress of Neighborhoods – September 24, 2016 Annual 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 \$ \_\_\_\_\_

Congress of Neighborhoods	\$500.00 (up to and in addition to the \$250.00 we already contribute)
Budget Advocates	\$250.00 (up to and in addition to the \$250.00 we already contribute)
Beverly Press	\$1,125.00
Facebook	\$250.00
Larchmont Ledger	\$480.00
Supplies	\$1,200.00
Lawn Signs	\$250.00
Neighborhood Beautification	\$1,000.00
Banners and AV Equipment	\$945.00
Total	\$6,000.00

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 12 eligible voters present with all 12 in favor (“Yes” or “Aye”) (Amin, Carpenter, Carroll, Farha, Gilman, Gresham, Hoffman, McFall, Moser, Smith, Stromberg and Winther); zero opposed; zero abstained. Ms. Kim was ineligible to vote due to not having current Ethics Training and/or Funding Training.

G. Review and update of General Treasury information and DONE update, including end-of-fiscal year dates and deadlines.

1 . Important Fiscal 2015-16 Year-End Funding Dates

- i. June 10, 2016 - Recommended submission day to request additional funds into NC Checking account.
- ii. June 17, 2016 - Final submission day for Department Approval of Funding Request.
- iii. June 17, 2016 - Final submission day for NC contributions to Budget Advocates & Congress of Neighborhoods.
- iv. June 24, 2016 - Final day to submit payments through Union Bank Online Bill-Pay.

Ms. Carroll noted the above dates.

- H. Budget for FY 2016-2017 (Discussion and Board action) (Carroll). As of this writing, DONE has not notified Neighborhood Councils of their FY 2106-2017 budget allocations. Possible approval of preliminary budget. Copies were distributed of and Ms. Carroll reviewed the proposed Fiscal Year 2016-2017 Budget.

**FUNDING MOTION** (by Ms. Carroll, seconded by Mr. Winther): The Greater Wilshire Neighborhood Council will adopt ***Fiscal Year 2016-2017 Budget based upon the 2015-2016 Budget*** and transfer \$5,000.00 from Election to Outreach because there is no election next year.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 12 eligible voters present with all 12 in favor (“Yes” or “Aye”) (Amin, Carpenter, Carroll, Farha, Gilman, Gresham, Hoffman, McFall, Moser, Smith, Stromberg and Winther); zero opposed; zero abstained. Ms. Kim was ineligible to vote due to not having current Ethics Training and/or Funding Training.

**IX. OUTREACH COMMITTEE** (Discussion and Possible Board Action) (Joe Hoffman)

- A. Update on the GWNC Outreach Committee. Suggestions by Committee Members on additional methods of outreach included: leveraging issues before our standing Committees that directly affect our Stakeholders, having GWNC Board or Alternate Members attend local neighborhood association meetings and provide a brief report, have a presence at the Sunday Larchmont Village Farmers Market, and research streetlight pole banners.

Mr. Hoffman noted this and encouraged volunteering.

- B. Request for Citizen Recognition Award Candidates – Please contact outreach@greaterwilshire.org with suggestions for future awards.

Mr. Hoffman noted this.

- C. Meeting Schedule, Next Meeting. Last Saturdays of the month. Next meeting on June 25 at 9am at Bricks and Scones Café, 403 North Larchmont Blvd.

Mr. Hoffman noted this.

**X. TRANSPORTATION COMMITTEE** (Julie Stromberg) (Discussion and Board Action, as noted)

- A. General update on the GWNC Transportation Committee. Review of presentation by Lilly O’Brien, Great Streets Program Manager, Office of Mayor Eric Garcetti, City of Los Angeles. Ms. O’Brien will discuss improvements to Western Ave. as a designated “Great Street,” including additional, more intensive pedestrian safety improvements consistent with LA’s Vision Zero.

Ms. O’Brien was unable to attend; there was no update or presentation.

B. Metro Purple Line Extension Project Decking and Related Street Closures at La Brea Ave. and Wilshire Blvd. and Jet Grouting Activities on Wilshire Blvd. (Discussion and Possible Board Action) (Julie Stromberg)

Ms. Stromberg reported on this.

C. Next Transportation Committee Meeting; Monday, August 1, 2016, 7:00 p.m.; Wilshire Methodist Church, Youth Chapel Room, 4350 Wilshire Blvd., Los Angeles, CA 90005

Ms. Stromberg noted this.

**XI. SUSTAINABILITY COMMITTEE** (Julie Stromberg, Barbara Savage) (Discussion and Board Action, as noted)

A. GWNC Environmental & Sustainability Committee Summer 2016 Drought-Tolerant Landscaping Garden Tour. (Discussion and Possible Board Action) (Julie Stromberg/Barbara Savage/Cathy Roberts). Tour of residential drought-tolerant landscapes of homes in the Greater Wilshire area. The tour will be free and take place on Sunday, June 26, 2016, and will also include educational seminars.

Ms. Stromberg noted about the tour.

B. Next GWNC Environmental & Sustainability Committee Meeting; Tuesday, June 14, 2016, 7:00 p.m.; Wilshire Methodist Church, Youth Chapel Room, 4350 Wilshire Blvd., Los Angeles, CA 90005. Our meeting speaker will be Mike Meador, CEO of California Greenworks, Inc., who will present on “Resilient Landscape Design for Residential Parkways.” Mr. Meador will discuss sustainable landscape design for residential parkways emphasizing the use of drought-tolerant plants and storm water capture systems. Mr. Meador will also discuss the importance of enhancing Los Angeles’ urban forest and the planting of parkway trees to reduce greenhouse gas emissions and enhance home energy savings.

Ms. Stromberg noted this.

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

There was no new business at this time.

**XIII. LAND USE COMMITTEE** (Jim Wolf) (Discussion and Board Action, as noted)

A. 4807-4813 W. Oakwood – Tentative Tract Map for a 4-story, 18-unit condominium project. **Issue:** At the April LUC meeting, developers presented plans for the building and were asked to reconsider some material choices and return in May. Recommended Motion: That the GWNC [see below]. [Note that the LUC vote on this recommendation was not unanimous. The final tally was 5 in favor, 2 opposed, 1 abstained.]

Copies were distributed of the Tract Map Application.

**MOTION** (by Mr. Farha, seconded by Mr. Carpenter): The Greater Wilshire Neighborhood Council support the application for a Tentative Tract Map to build an 18-unit condominium building at 4807-4813 W. Oakwood.

**DISCUSSION:** There was discussion of whether to support the Application.



**MOTION FAILED** by a hand vote with four in favor; seven opposed; zero abstained. President Smith did not vote.

- B. 5030 Rosewood Ave. – 22-unit Density Bonus project? Issue: In 2015, developers applied for a Density Bonus project at 5036 Rosewood, adjacent to this property, but it was withdrawn. Another developer now has an excavation permit for 5030 Rosewood, which notes that it's also for a 22-unit Density Bonus project. But there does not seem to be a new Density Bonus (or any other entitlement application) on file for a project at this address. Also, neighbors are concerned that the excavation permit specifically allows excavation within 0.3' of an adjacent property. The developer was invited to both the April and May LUC meetings, but did not respond to the invitation. Recommended Motion: That the GWNC [see below].

**MOTION** (by Mr. Farha, seconded by Ms. Stromberg): The Greater Wilshire Neighborhood Council opposes the project because no information is available.

**MOTION PASSED** unanimously by a hand / voice vote with \_\_ 13 in favor; \_\_0\_\_ opposed; \_\_0\_\_ abstained.

- C. 300 – 306 N. La Brea – Application for a CUB to allow the off-site sale of a full line of alcoholic beverages in an existing 2885 SF grocery store/food market/take-out restaurant already selling beer and wine in a portion of the store with hours of operation from 7am to 9pm, daily. The request will capture the existing expansion of the market into an adjacent 1485 SF space not included on the existing CUB. The LUC voted unanimously to support the Application. Recommended Motion: That the GWNC [see below].

Copies were distributed of the CUB Application.

**MOTION** (by Mr. Farha, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council supports the application for a CUB to sell a full line of alcoholic beverages for off-site consumption in the expanded store at 300 – 306 N. La Brea.

**MOTION PASSED** unanimously by a roll call vote of the 11 eligible voters present with all 11 in favor (“Yes” or “Aye”) (Carney, Carpenter, Carroll, Farha, Gilman, Gresham, Hoffman, McFall, Moser, Smith and Stromberg); zero opposed; zero abstained.

- D. 565 N. Windsor – Request for a Zone Variance to request a reduction of back-up aisle requirements to build a new one-story, 2-car garage to replace the original 2-car garage that was demolished. The building will be built to match the dwelling's architecture. LUC voted unanimously to support the project. Recommended Motion: That the GWNC [see below].

Copies were distributed of the Application.

**MOTION** (by Mr. Farha, seconded by Mr. Winther): The Greater Wilshire Neighborhood Council supports the request for a Zone Variance for a reduction of back-up aisle requirements for the construction of a new 2-car garage at 565 N. Windsor Blvd.

**MOTION PASSED** unanimously by a roll call vote of the 11 eligible voters present with all 11 in favor (“Yes” or “Aye”) (Carney, Carpenter, Carroll, Farha, Gilman, Gresham, Hoffman, McFall, Moser, Smith and Stromberg); zero opposed; zero abstained.

- E. Home Sharing and Short Term Rentals Ordinance Issue: The proposed ordinance would effectively legalize short-term rentals of one’s primary residence (called Home-Sharing) when registered with the City and in compliance with ordinance’s requirements. At the same time, it would establish illegal short-term rental uses, limit Home-Sharing to 90 days per year, establish an application fee and administrative fines for Home-Sharing, and direct Transient Occupancy Taxes derived from Home-Sharing to the Affordable Housing Trust Fund. The LUC voted 7-2 to support the proposed Ordinance. Since the deadline for comments (June 6, 2016) is prior to the GWNC Board meeting, the GWNC Land Use Committee submitted a letter recording their recommendation that the GWNC Board support the proposed ordinance. Recommended Motion: That the GWNC [see below].

Copies were distributed of a packet of Ordinance information.

**MOTION** (by Mr. Farha, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council supports an ordinance amending sections 12.03, 12.22, 12.24, 19.01 And 21.7.2 Of the Los Angeles municipal code; and amending section 5.522 imposing regulations to permit sharing of one's own home with transient guests, expanding regulations and enforcement against unpermitted short-term rental housing, establishing an application fee and administrative fines for home-sharing, and directing transient occupancy taxes derived from Home-Sharing to the Affordable Housing Trust Fund.

**DISCUSSION:** A Stakeholder opposed the Motion. Mr. Farha explained the issue.

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

- F. Revisions to the Baseline Mansionization Ordinance Issue: The City has presented a second draft of the Ordinance that revises many of the concerns presented by GWNC. The following language was passed unanimously by the Committee. Recommended Motion: The Greater Wilshire Neighborhood Council [see below].

Copies were distributed of BMO-related articles. Mr. Brook opposed and Susan Roberts supported the Ordinance.

**MOTION** (by Mr. Farha, seconded by Ms. Moser): The Greater Wilshire Neighborhood Council would like to acknowledge the progress made so far in drafting amendments to the Baseline Mansionization Ordinance. We endorse measures to reform and strengthen

these ordinances. We appreciate the City Council Motion by Councilmember Koretz, adopted by City Council in May, 2014 to close the loopholes. We support:

1. Reforming and strengthening the BMO/BHO Ordinances
2. Closing the loopholes that presently undermine the Ordinances
3. Reducing the base FAR
4. Including attached garages when calculating floor area (except where hillside topography is an issue)
5. Counting uncovered patios, breezeways, and balconies as floor space
6. Basing the “proportional stories” bonus on the net footprint of the first floor, excluding any uncounted floor space.
7. Eliminating of the bonuses of 20% of base FAR previously granted for “green” building materials, “articulated” walls, and proportional stories. We object to granting of additional bonuses to applicants by the Planning Department outside of the BMO language. We oppose discretionary 10 percent “adjustments” made by zoning administrators, NOT because they’re never appropriate, but because we support open and transparent public hearings, opportunities for public comment, and timely notification of requests and proposals. Bonuses should be subject to public review by the Planning Dept. We would like to add our great concern and desire for City Planning and the City Council to craft language that takes into account the specific needs of specific neighborhoods, particularly in the area of FAR formulas, footprint of the single-family residences in question, and context of the neighborhood. In this way, the GWNC finds the BMO ordinance amendments may offer the protections our Greater Wilshire neighborhoods need, particularly those with time-limited ICO status and those with no protective status, to maximize the neighborly environment while at the same time allowing for reasonable growth. We encourage the City to move forward to approve thoughtfully amended BMO/BHO ordinances.

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

[Note: the following items are presented for information only; no action is requested or required at this time.]

G. 117 N. Manhattan Place – 8-unit Small Lot Subdivision. Eight single family units. First presented on January 16, 2016; now completely revised. Currently configured as four units on each side of the property, with a 10-foot -wide driveway in the middle. The two front units have street facing entrances. Overall height is 41.8 feet. No bonuses or variances are requested. Committee Members requested that the project’s changes be updated in any application documents before they are submitted to the City, and asked that the developer reach out to neighbors for feedback before returning to the LUC for a vote. The Developer did not attend the May meeting.

H. 712-718 N. Hudson Ave – Initial presentation of Tentative Tract Map and density bonus for a 23-unit condominium project.

I. Possible agenda items for upcoming meeting:

- i. 700-716 S. Manhattan Pl, 701-711 S. Western Ave and 3814 W. 7th St. - New Density Bonus application for a new 2-story, 40 unit mixed use project
- ii. 7000-7024 W. Melrose Ave - Density bonus with on-menu incentives for a 40- unit, 2-story residential development.
- iii. 518 N. Gramercy Place – Density Bonus application for a 4-story 65-unit Apartment Building with subterranean garage.
- iv. 612 S. Norton and 4055 W. Wilshire Blvd. - Updates on plans for townhouses and condominiums
- v. 800 S. Lorraine - Update on an application for a tract map to allow construction of a new 8-unit condominium building
- vi. 520 N. LaBrea - CUB for a CUB for a full line of liquor sales for on-site consumption at the Lyric Theatre. Application has not been filed yet.
- vii. 3607 W. Olympic Blvd. - Application for a Tentative Tract Map to build a 6- unit Small Lot Subdivision project.
- viii. 5143 W. Maplewood - Application for Density Bonus for construction of a 5- story 34-unit 56’ high apartment Building
- ix. 518 N. Gramercy - Application for Density Bonus for construction of a 4- story, 65-unit apartment building
- x. 6926 Clinton St. - 546 N. Sycamore - 4-unit SLS
- xi. 813 N. McCadden Place - One parcel into 4 single family parcels and an adjustment for 34’ in lieu of 30’
- xii. 632 S. Arden Boulevard – Existing 2,569 sf single-story residence in an HPOZ to add 623 sf to the first floor and a 22 ft. high second floor with 1,502 sf of second floor addition. Total completed sf will be 4,693.
- xiii. 6926-6932 W. Clinton Street – SLS of a maximum of 4 small lot homes
- xiv. 836 S. Crenshaw – construction of a new 5-story, 44-unit condominium building

**XIV. BOARD MEMBER COMMENTS/ANNOUNCEMENTS**

There were no Board Member comments or new business at this time.

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

There were no requests or Motions at this time.

**XVI. ANNOUNCEMENTS AND ADJOURNMENT**

- A. Next meeting - Wednesday, July 13, 2016, 7:00 p.m.  
The Meeting was **ADJOURNED** at 9:08 p.m.

Respectfully submitted,

David Levin, Minutes Writer

*The first paragraph of some Items, Motions/Resolutions and other wording may have been directly copied from the Agenda.* Edited by GWNC. The GWNC Minutes page is <http://greaterwilshire.org/board-agendas-minutes/>.