

Westside Neighborhood Council Meeting Minutes
Thursday, October 9, 2014
7:00 P.M.
Westside Pavilion
10800 W. Pico

AGENDA (Items Appear As Called)

1. Call to Order

Call to order: 7:05PM

By Terri Tippit, WNC Chair

Attendance:

Lisa Morocco (Seat 2)

Vito Bello (Seat 3)

Steve Spector (Seat 4)

David Burke (Seat 5)

Sarah Shaw (Seat 6)

Barbara Broide (Seat 7)

Terri Tippit (Seat 8)

Sean McMillian (Seat 9)

Fidel Quiralte (Seat 10)

Colleen Mason Heller (Seat 12)

Bob Guerin (Seat 13)

Eric Shabsis (Seat 15)

Stacy Antler (Seat 16)

Aaron Rosenfield (Seat 17)

2. Agenda Items:

New Business:

A) Public Forum:

Mike Eveloff recommended a vote in favor of Bobby Shriver for Supervisor in the upcoming election.

Craig Silvers mentioned that City Charter School has a High School that will start next year, which was partially attributed to various WNC members who helped with the LAUSD Board.

Barbara Broide asked that the public look into Sheila Kuehl's qualifications for Supervisor and recommended a vote infavor.

Terri Tippit invited members of the public to attend a debate between Sheila Kuehl and Bobby Shriver on Friday 10/17 at 6 pm at the Santa Monica College Performing Arts Center.

B) CD5 City Update from Jesus Oroczo:

Jesus talked about the new Discovery Center opening across from the Westside Pavilion. Some proceeds go to the American Cancer Society. He mentioned the 30th Annual Aids Walk will be on Sunday at 8:30 AM. It was also discussed that the council office on Monday will be talking with neighbors about restricted parking of RVs and other large vehicles on Sepulveda Blvd.

C) Bennett Cohon on Selection Election:

There has been a good response for the call for candidates. The deadline for filing is Tuesday, October 14. Contact Bennett with any questions.

D) Collen Mason Heller on Big Blue Bus Route/Schedule Changes:

Bus changes will occur with the coming of the Expo Line. Big Blue Bus is client oriented and wants people's input as to what you would like to see. Take the survey at: <http://expo.bigbluebus.com/home/>. Final draft of the changes are due out next year. Expo has heard that people in community do not like the changes proposed to Route 8. Because of input, the regular route will be restored. Also, the community has been letting the Big Blue Bus know that 64 buses per day coming through the Palms/Motor area should be during peak hours only. People have until October 14 to complete the survey.

E) Los Angeles City Planning Department Regarding The Exposition Corridor Transit Neighborhood Plan, Presentation By -Patricia Diefenderfer, David Olivo, Lemeese Chang:

With an attendance in excess of 150 concerned WNC stakeholders, Patricia and her associates presented an update on the proposed Exposition Corridor Transit Neighborhood Plan.

David Olivo Presented The Introduction: There is a specific plan for the ½ mile around Expo Phase II station segments. The changes are funded by a Metro grant and have a guide for development through 2035. The goals are to increase ridership, decrease greenhouse gas emissions, encourage infill development around transit and create nice public spaces. Phase II will open in 2015/2016.

Planning near transit is important for improving mobility, reducing greenhouse gasses, and preserving single family neighborhoods. A 2013 USC study showed

that families within ½ mile of light rail tripled ridership and reduced driving 40% (10-12 miles per day).

Governing policies of the project include: the General Plan of 1996, the Industrial Land Policy of 2008 and the West LA Palms, Mar Vista, and West Adams Community Plans.

A market study shows that the Expo Corridor is an important jobs area with strong demand in the future for employment and housing.

Lameese Chang Presented The Plan Elements:

The four main components to the plan are: 1) Land Use and Zone Changes, 2) Public Benefits Systems, 3) Urban Design Standards, and 4) Streetscape.

Land Use – The goal is to position industrial land near stations to accommodate jobs along with limited retail and housing. This provides increased residential development limited to select areas, encourages mixed use in commercial areas and creates more housing capacity in key locations. Changes would apply to 13% of plan area (255/1970 acres).

With respect to Land Use, four new zones will be created that will be integrated with the current existing zones. They include:

- New Industry - Zone will be a 100% job zone and focused on 21st century industries. The allowable uses of this zone would be more tailored to specific technical and media jobs, limited retail. No residential would be in this zone.
- Hybrid Industrial, Jobs Emphasis – Zone has an industrial jobs emphasis with some residential components.
- Hybrid Industrial, Residential Emphasis – Zone has a housing emphasis with some industrial components.
- Mixed Use Commercial/Residential – Zone is a more traditional mixed-use with retail on the ground floor and residential above. This could also include larger commercial buildings.

There will be a good amount of changes in the Westwood Sepulveda Station area. Changes initially slated for Exposition Blvd have been removed from the project and will not occur. The proposed changes include:

- Pico from Sepulveda to 405 Freeway and Sepulveda from Pico to Olympic - Proposed zoning: New Industry -- 100% non-residential, includes office and light manufacturing, limited retail.
- Military from Ayres to Expo - Proposed zoning: Hybrid Industrial, Residential Emphasis – allows up to 70% residential, with job-generating uses for the remaining 30%.
- Pico from Overland to Bentley on north side and Pico from Military to Midvale on south side - Proposed zoning: RAS4 --retail on first floor and up to 4 stories (50 ft) of residential above.

-Pico from Military to Sepulveda, Sepulveda from Pico to Expo - Proposed zoning: Hybrid Industrial, Jobs Emphasis – allows light manufacturing, office buildings, limited retail, up to 30% residential.

-City-owned properties fronting Expo Line between Westwood and Overland - Proposed zoning: Open Space – accommodates future Expo Greenway.

Public Benefits Systems – New zones will be required to have the inclusion of mobility hubs, accessible open space, transit and bike amenities, streetscape improvements and affordable housing.

Urban Design Standards – New standards would apply to all properties with the exception of R1 and R2. Dwellings developed adjacent to R1 and R2 would be required to step back. RAS4 height would be limited to 25 ft (1-2 stories) for a distance of 50 feet from a single family zone. Rules on frontages would occur based on a categorization of a “retail street” or “active street”. Retail streets would require shops, restaurants, etc. Active streets could have more residential elements intermixed with retail such as stoops and porches.

Streetscape – Plans would configure streets to multiple modes of use. Street trees, landscaping and furniture would be elements of design. Sidewalks and widths considered and updated. Design would include providing for vehicle circulation and incorporate bike plans/amenities as appropriate.

Projected Additional Capacity For 2035				
	Current	Proposed	Alternate	Market Demand
Housing	1,000	4,400	5,500	3,800-6,400
Employment	4,900	16,700	14,900	8,000-15,000

Vehicle Miles Traveled (VMT) In West LA			
	Total VMT	Service Population	VMT Per Capita
Existing 2013	10.5 million	742,518	14.22
Future 2035	11.5 million	833,502	13.79
	8.90%	12.20%	-3.10%

The process is expected to be to take six months to reach the City Council where there will be a vote on the plan. The DEIR will be coming out soon and the adoption process will include open houses, public hearings and staff recommendations.

To contact project staff with any questions:

Patricia Diefenderfer, AICP

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Lameese Chang
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Address:
Department of City Planning
Policy and Historic Resources Division
City Hall – 200 N. Spring Street, Room 667
Los Angeles, CA 90012
Information can also be found on Metro's website at:
<http://www.metro.net/projects/expo-santa-monica/>

Public Comment:

Mike Eveloff, Ornah Becker, Betty Bonner, Roger Williamington, Ron Sheena, Brett Vale, Sarah Fitzsimons, Jedd White, Steve Pasque, Barbara Broide, Marilyn Cohon, Margaret Hely, Craig Rich, Harvey Bornstein, Denson Fujikawa, Elizabeth Rosenson and Millie Stoller spoke against the plan. Comments were made stating the community would oppose the plan vigorously. City was charged of inflating numbers and not having a basis for calculation estimates. More transparency on numbers was requested. There was a lot of discussion on City's estimate that only 200 additional housing units would be created in the Westwood Blvd/Sepulveda area. City Planning said that they were estimating that approximately 40% of space would be developed by 2035. People thought the number 200 was extremely low. When developers come in and get to build 50 feet of height, people thought that 200 units was a low estimate. People questioned where the data was from. Questions were asked on why new zoning was created at all? Points were made on infrastructure being maxed out; kids being turned away from schools, libraries being converted to classrooms. Concerns regarding emergency services and response times were brought up. Parking was a major concern. People complained parking was already bad and there was no plan for parking presented. Patricia responded that having a lack of parking would discourage building redevelopment and new buildings would be required to follow code. People brought up the new Senior Housing facility on Veteran where it was predicted seniors would not drive and the parking allotted has become totally insufficient. People park cars on the street regularly. Concerns were raised

about the construction impacts. It was stated development is already occurring, and it does not make sense to incentivize it. Construction noise and pollution due to the plan would decrease the quality of life. It was raised that some people in community supported the train and now it feels like this is a punishment for supporting public transit. The statement was made about there being an opportunity to craft a good plan, which has community engagement, asking neighbors and business what they need, rather than being told what was going to happen. The half mile circles around the stations were mentioned as ignoring the fact the community was between major job centers like Santa Monica, Century City and UCLA. No LOS numbers were presented on traffic. VMT can be decreased but LOS can be increased. Speakers were not convinced of traffic numbers and concerned about getting out of driveways, making turns and getting from point A to B, especially for the elderly who needed to drive. It was brought up that the community is tired of suing the City over mistakes. It makes sense to have a real community plan that works for everyone.

A single person, Larry Kruger spoke in favor of the plan. He commended the WNC for putting on the event and thanked the City Planning staff for attending. He asked the community to come up with a way to embrace change, emphasizing TOD is a good thing.

Terri Tippit noted the \$1.8M Pico Beautification Grant (with matching funds \$2.4M in total), is a plan to improve the neighborhood. She also encouraged everyone to comment during the DEIR comment period and through their HOAs.

F) Mike Eveloff Spoke On Behalf Of Friends Of West LA (FOWLA):

Several donations amounting to some \$300,000 have been made to schools, parks, libraries, police and fire by FOWLA. Donations include \$4,500 of equipment to LAFD, \$12,500 in Seed Money for WLAPD Fundraiser, and \$37,975 to Fairburn Elementary. More info at: <http://fowla.org/>.

G) WNC Treasurer Report - Lisa Morocco, Treasurer:

Lisa briefly presented the WNC Treasurer Report as of October 9 with an opening yearly allotment of \$37,000 and a closing balance of \$36,523.80. \$40.82 in expenditures for the phones was the only expenditure the last month.

Motion to approve Monthly Expenditure Report (MER): Stacey Antler

Second: Sarah Shaw

12-0-0.

Lisa Morocco requested \$232 for a one year rental of the Post Office Box.

Motion to approve: Eric Shabsis

Second: Sarah Shaw

12-0-0

Lisa Morocco requested \$500 be given in the form of a Neighborhood Purpose Grant (NPG) to Friends of Overland (FOO) to be used for Overland School's Math and Science Night.

Motion to approve: Eric Shabsis

Second: Fidel Quiralte

12-0-0

Lisa Morocco requested up to \$1000 for Outreach for the Heyler Harvest Festival, CCHOA Block Party, Halloween Hoot event and remaining WNC meetings.

Motion to approve: Bob Guerin

Second: Stacey Antler

12-0-0

H) Santa Monica Airport Ballot Measures:

John Fairweather of the Committee for Local Control of Santa Monica Airport Land (CLCSMAL) spoke in favor of SM Measure LC and against SM Measure D. He said lobbyist money from DC is being spent to keep airport open. All community endorsements are for their cause. There was a deceptive campaign effort by the other side. According to Fairweather, LC allows Santa Monica Airport land to be turned into park space and stops development and pollution. More info at:

<http://itsourland.org/>.

David Shavy of Santa Monica for Open and Honest Decisions spoke in favor of SM Measure D and against SM Measure LC. He stated LC was a land grab and the airport is a protection against development because the FAA via Part 77 of government regulations restricts buildings heights on buildings around Santa Monica Airport for a radius of five miles. More info at:

<http://www.smvotersdecide.com/>.

I) Motion On Small Lots Moratorium:

Eric Shabsis – demand for single family homes is changing. People want a semblance of a single family home but willing to forgo backyards.

Barbara Broide – Lot's of loopholes to small ordinances, properties developing to the sidewalk. Need a motion that respects neighborhood character. Small lot development is not occurring consistently case to case.

Lisa Morocco – There are rules on frontages because people are trying to get around those rules. The policies are in place, but the Planning Commission can grant exceptions.

Sean McMillian – Developers are building high end, non-affordable units with the small lots ordinance.

Eric Shabsis – Goes to show how a citywide measure does not always work citywide. If you put on a moratorium I don't know if you get a policy that works.

Terri Tippit – If you put on a moratorium, maybe it can be figured out what works.

Motion to support WRAC's motion to ask the Los Angeles City Council to put a moratorium on Small Lots Sub Division until they address the concerns raised.

Motion to approve: Stacey Antler

Second: Barbara Broide

7 in favor - 2 Abstain (Seats 9,15) – 3 Against (6,5,2)

More info at:

http://planning.lacity.org/PolicyInitiatives/Housing/SmallLot/SmallLotPolicy_DesignGuide.pdf

J) Motion To Support CA Assembly Bill 2222 Regarding Housing Density

Bonuses:

Motion to support WRAC's motion who moves that the City Council support AB2222 currently in the State Senate to amend SB1818.

Motion to approve: Barbara Broide

Second: Stacey Antler

8-0-4 Against (5,6,10,15,)

More info at:

http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB2222

K) 5 Steps To Neighborhood Preparedness - Aaron Rosenfield

Document on neighborhood preparedness for a disaster handed out in the meeting. More info at: <http://5steps.la/>.

L) Announcements

Barbara Broide – Application for AT+T Cell Tower in WNC boundaries near Santa Monica Blvd was denied. It can be appealed. Also, the variance for a taller wall on Olympic Blvd was denied.

Eric Shabsis – Overland Math and Science Night is next week. Westwood Charter Halloween Hoot is 10/26.

Motion to Adjourn At 9:50 PM.

Motion By: Lisa Morocco

Second By: David Burke
Motion Passed: Unanimous

Submitted: By Aaron Rosenfield

The public is requested to fill out a "Speaker Card" to address the Board on any item of the agenda prior to the Board taking 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 is within the Board's subject matter jurisdiction will be heard during the Public Comment period. **Publicforum is limited to 2 minutes per speaker**, unless waived by the presiding officer of the Board. The chair may take items out of order. Agendas posted for public review at: Palms and Cheviot Hills Park, Palms Library, Westside Pavilion, Westfield Century City and www.wncla.org