

WESTSIDE NEIGHBORHOOD COUNCIL

GOVERNING BOARD

Minutes of Meeting December 11, 2003

Call to Order

The meeting was called to order at 7:09 PM in Community Room A at Westside Pavilion by Chair Terri Tippit.

Board Members attending:

Steve Spector – Seat 3
Jean Shigematsu – Seat 4
Gretchen Lewotsky – Seat 6
David T. (Ty) Vahedi – Seat 7
Terri Tippit – Seat 8
Alan James Levine – Seat 9
J. François Nion – Seat 11
Stacy L. Antler – Seat 12
Robert Guerin – Seat 13
Karen Weiss – Seat 14
Sam Skootsky – Seat 15
Melissa Kenady – Seat 16
Rich Cahalan, Alternate for Jan C. Gabrielson – Seat 17
Susan Bursk – City Council District 5
Nancy Catullo – Seat 1
James Lynch – Seat 5 (arrived 7:25 PM)

Board Members absent:

Seat 2 - vacant
Richard S. Harmetz – Seat 10
Senior Lead Officer Mario Gonzalez, LAPD
Captain Randy Judd, LAFD

The Chair decided to take certain items out of order.

Public Comment

a) AYSO Region 70

Larry Davis, representing Region 70 of the American Youth Soccer Organization (AYSO), made an introductory presentation to the meeting. Mr. Davis noted that AYSO Region 70 is in the WNC district and is in its 28th season, having started in 1975. To date, AYSO Region 70 has had approximately 35,000 soccer players, ages 4-1/2 to 18 and they have funded various park improvements, including lighting at three parks in the WNC district. Mr. Davis offered to make a fuller presentation to the WNC Board at a future date. Contact information: region70@comcast.net. Web site: www.aysosoccerwla70.org.

b) Candidates for State Assembly Seats

Two candidates for State Assembly seats made brief presentations (2 minutes each) to the WNC Board. The two candidates were Rich Groper and Nate Holden. Barbara Broide suggested that the WNC sponsor a Town Hall type meeting for interested candidates inasmuch as the WNC audience is typically a fairly small audience. The Chair stated that the West Los Angeles Chamber of Commerce is planning such a meeting as a result of a similar suggestion from Alan Levine.

c) Sidewalk & Street Repair Issues

Jonny Joseph, a resident at 2730 Selby Avenue, stated that some of the sidewalks and street surfaces in the area west of Overland and south of Exposition and the northwest corner of Selby and Coventry need repair due to tree-root growth that has displaced some of the concrete and asphalt surfaces. He stated that he did not understand why certain sidewalks and streets that, in his opinion, did not need much repair would get repaired, but the areas that, in his opinion, needed a great deal of repair work would not get repaired. It was noted that the areas Mr. Joseph identified were not the only areas that were in need of a great deal of repair, although various people at the meeting generally agreed that the priority scheme used by the Bureau of Street Services was not apparent to residents in the area. Mr. Joseph asked the Chair to place this issue on a future WNC Board agenda.

Minutes of Previous Meeting

The minutes of the meeting of November 13, 2003 were approved without correction by a vote of 13 - 0 with 2 abstentions (Jim Lynch and Rich Cahalan, who were not in attendance at the November 13, 2003 meeting).

Agenda Items

a) Graffiti Removal Program

Yvette Neal, Project Director of Pacific Graffiti Solutions, briefed the WNC Board on the citywide free graffiti removal program. She stated that Pacific Graffiti Solutions (PGS) is a not-for-profit corporation that had been contracted by the City of Los Angeles in July 2003 to implement the Clean Sweep graffiti removal program for the LA Department of Public Works. Her territory is from Mulholland south to LAX and from La Brea west to the beach. She noted certain exceptions to her coverage, such as school property, billboards, and CalTrans property. She stated the following: (1) that she is available to give presentations to school children about the problems with graffiti; (2) Los Angeles spends \$8.1 million annually to remove graffiti (not just to her company); (3) PGS will match paints professionally so that it blends into the existing color and does not simply appear to "cover up" graffiti; (4) PGS uses sandblasters and waterblasters and will give paint to volunteers and community service workers (subject to PGS supervision); and (5) PGS currently receives 12 requests per day and fixes those within 24-48 hours of the request. Her office manager is named Charlene and her number is (310) 204-2749, which anyone can call directly for graffiti removal.

b) Streetscape Projects

Lance Oishi, Landscape Architect with the Streetscape Division of the Bureau of Street Services (213-847-5139; loishi@bss.lacity.org), gave a presentation on streetscape projects. He stated that a "streetscape" project is any street or sidewalk-related enhancement for community identity and beautification in the public right-of-way, including streetlights, trees, crosswalks, street furniture and landscaping. Lance said that there are various project proposals pending and that there is a possible project along Pico Boulevard from the 405 Freeway to Bundy. This Pico project is an example of one where the local businesses funded some initial study work that may eventually lead to an MTA-funded project. He said it is best when the community works with his office and they try to get MTA funding for the eventual project. Streetscape projects take 3-5 years from concept to completion if the community supports them. For "voluntary" projects (i.e., projects not mandated by the City), the cost of maintenance has to be considered carefully as the City cannot assume liability for such maintenance. In some cases, private parties agree to handle the maintenance (e.g., keep benches clean and free from debris).

c) Traffic & Safety Issues

Brad Pomerance informed the WNC Board of four traffic signal and safety issues near Patricia and Pico: (1) there is a left-turn arrow signal at Patricia on Pico and Brad says it quickly turns red so that no cars can turn off Pico, even at times when there is no oncoming traffic; (2) approaching the 10 Freeway on Manning, the carpool lane gets

backed up due to the signal and people can't make a left turn (only about one car gets through per light); (3) some patrons of Rancho Park Golf exit onto Patricia in a speedy and dangerous manner; and (4) the intersection of Patricia and Tennessee has a 2-way stop sign, but not 4-way, so people drive down Tennessee quickly and don't stop, which endangers people crossing Tennessee. The Chair referred Mr. Pomerance to the WNC Public Safety/Traffic Committee and also suggested that these issues be put on the list of issues for an upcoming traffic summit being arranged through that Committee.

d) Westside Too Renovation Project

The Chair asked Gretchen Lewotsky to introduce this issue. Ms. Lewotsky stated that the WNC Land Use Committee (LUC) had met on October 30, 2003 with representatives of The Macerich Company (Macerich) regarding their proposed renovation of Westside Too, which extends from the southwest corner of Pico and Westwood Boulevards and that the LUC had prepared its report dated December 2, 2003 regarding the project, which had been distributed to the WNC Board in advance of the WNC Board meeting. [It should be noted that one member of the LUC, Richard Harnetz, who was absent from the WNC Board meeting, wanted the minutes to reflect had not had an opportunity to review the LUC's December 2nd report before it was submitted to the WNC Board.] Ms. Lewotsky explained that the LUC, per its charter, only reports the matters discussed at its meeting and the issues identified for consideration by the WNC, but does not make recommendations in favor or against any project proposal.

Mr. Steve Spector introduced various representatives of Macerich and Landmark Theaters, including Randy Brandt, Senior VP, Bill Jackson, VP of Real Estate Services, and Steven Chafee, General Manager, of Macerich and Paul Richardson, President of Landmark Theaters. Mr. Spector stated that Macerich and Landmark are ready to invest in the community with the project. He turned the presentation over to Mr. Brandt and Mr. Richardson.

Mr. Brandt stated that Macerich had studied alternatives to this project and had received input from the community and that this project was feasible and made the most sense for Macerich and for the community. In brief, the Project involves the conversion of the existing open-air three-level retail center into a covered three-level center having approximately 25,000 square feet of retail space on the first floor, 30,000 square feet of retail space on the second floor and 15,000 square feet of retail space on the third floor. The first floor is currently planned for 3-4 restaurants having an aggregate 22,000 square feet as well as some community uses (i.e., the existing community room and other community uses such as the post office, which may be housed in the Project or in the main Westside Pavilion). The upper two floors would house a 14-screen Landmark "art-house" theater complex of approximately 2,340 theater seats. There would be

improvements to the Pico Boulevard façade, including Pico Boulevard storefront windows for all restaurants, pedestrian entrances/exits on Pico Boulevard, and a glass-enclosed three-story central atrium with elevator and escalator access to the theater complex, the existing Barnes & Noble store and the existing pedestrian bridge connecting this center to the main Westside Pavilion operation. The proposed Project would be fully consistent with the Neighborhood Oriented District (NOD) zoning overlay applicable to the area along Pico Boulevard immediately across from and adjacent to the Westside Pavilion.

Mr. Richardson stated that this theater complex will be the nicest place in Los Angeles to view films. It will have stadium seating throughout and an open atrium with skylights in the roof. There will be theater lobby areas on the second and third floors and, wherever possible, the lobby areas will have glass enclosed views onto Pico Boulevard. He said that the project will be architecturally distinct and quite beautiful, and it will be the largest art-house theater complex in the country. Concessions would include a traditional snack bar on the second floor and a small beer and wine bar on the third floor.

Various members of the WNC Board asked questions and received answers that included the following information: (1) the 14 theaters will include some auditorium theaters, showing art films such as "Whale Rider" and some smaller "screening rooms" that will show more esoteric films, such as a lesser known Brazilian film, for example; (2) all restaurants (ground floor) will have entries on Pico Boulevard; (3) there will be no change to the current enclosed parking structure at the site; (4) there will be some space behind the restaurants that is not suitable for commercial, retail use, and this space will be used for community-oriented items such as the community room; (5) in response to one question about the possibility of including a bowling alley, Mr. Brandt explained that bowling alleys are very expensive to build and operate and do not generate sufficient revenue to be included in this project; (6) regarding the artist rendering of the project presented at the meeting, there was a question about a large banner on the side of the façade along Pico Boulevard and Mr. Richardson explained that this would be similar to a large movie poster, but there would be only one, if at all, to indicate the presence of the theaters and that it would not be a "marquis" listing various movies and show times, which the community did not want; (7) the pricing of theater tickets would be the same as all other Landmark Theaters; (8) Macerich will retain space for the post office and other community-oriented uses, although one or more might be relocated to the main Westside Pavilion center if appropriate; (9) the Chair inquired about the number of alcoholic beverage licenses permitted at the project, as she had recalled an overall limit on such licenses at the two centers as a whole; legal counsel for Macerich stated that he was aware of no such overall limit, but that Macerich planned to seek a master conditional use permit for Westside Too and that there would be an opportunity for community input on that issue; (10) Macerich is aware

of the confusion for drivers on the existing exterior surface parking lot in the rear of the project site and Macerich is studying the issue to see what can be done and, in any event, it will change; (11) Macerich agrees to daily closing of the Westwood entrance/exit of the exterior surface parking lot by 10:00 p.m.; (12) Macerich will try to arrange for daily closure of the access-way to the alley behind the businesses west of the project along Pico (there is a hole in the wall across from the loading dock near the Pico entrance to Westside Too) by installing some sort of gate that can be closed in evening hours; (13) Macerich agreed to place in the amended "Q" conditions a restriction that would not permit a reconfiguration of the art-house theaters into a smaller number of larger theaters capable of exhibiting first-run feature films, which could pose traffic, parking and other issues of a nature different than those raised by the art-house theater concept; (14) a request was made to include a "Q" condition that would prohibit the exhibition of predominately X-rated films, so that the complex is not later transformed into a "Pussycat Theater" type of operation; (15) Macerich's legal counsel confirmed that the proposed project is fully compliant with the NOD Ordinance, even though it technically is not subject to the NOD Ordinance; (16) Macerich confirmed that the post office, SPCA and other community-oriented uses would be offered the right to locate in the project or in the main Westside Pavilion, although they would have to pay market rent; (17) Macerich reconfirmed that any banner design on the façade along Pico Boulevard would not be a marquis listing films and show time; (18) Macerich reconfirmed that it planned to seek a master conditional use permit for Westside Too on the issue of alcoholic beverage licenses and that there would be an opportunity for community input on that issue; (19) Macerich confirmed that they would develop a construction mitigation plan, including a published construction telephone hotline, to alleviate potential disruption to nearby residents and businesses during the construction phase of the Project; (20) Macerich confirmed its belief that this theater complex concept will be economically viable and an asset to the community; (21) all theaters will have "stadium" style seating as that is what the market wants, although there might be a couple of sloped floors because of the building configuration; (22) if the project is approved, Macerich plans to start construction in June 2004 and open the site for business by Fall 2005; (23) it was noted that the theaters would have 2,340 seats and that the entire Westside Pavilion and Westside Too had only 3,328 parking spaces and the question was whether the parking was adequate; Macerich explained that it would be expected that many people would not drive alone to the complex (i.e., would walk or would drive with others) and that not all theaters would be full all of the time (i.e., they would operate mostly in the evening hours and on weekends and not all seats would be occupied), and Macerich believed that the existing parking would be adequate, except for brief periods during the winter holiday shopping season; (24) there was some discussion about children-oriented uses and the need for more restaurants; and (25) Macerich confirmed that parking will remain "free of charge" although a validation program could be instituted if it becomes necessary to keep people from parking at the complex when they aren't visiting the complex.

Various members of the audience asked questions and received answers that included the following information: (1) the former supermarket space in Westside Pavilion is not yet leased, although Macerich is talking with a furniture store; (2) Macerich reconfirmed its agreement to daily closing of the Westwood entrance/exit of the exterior surface parking lot by 10:00 p.m.; (3) Annette Mercer requested that the hours of operation for restaurants not be extended from 11:00 p.m. to 12:00 midnight; (4) Annette Mercer questioned the proposed wine and beer bar on the third floor of the complex, noting that it doesn't comply with the existing "Q" conditions and wasn't disclosed in the mitigated negative declaration; (5) Annette Mercer stated that she did not agree with the traffic study prepared for Macerich by Crain & Associates; (6) in response to a statement that the ground floor of the Pico façade might be set back to enable outdoor dining between the façade and the sidewalk along Pico, Barbara Broide stated that some nearby residents had some concern in the past about noise from the outdoor restaurant space on the upper floor of the existing site, although the noise might not travel as far from the ground floor during heavy traffic hours; and (7) Barbara Broide expressed concern at Macerich's request for any "extra square footage" beyond that currently allowed at the site because it could arguably set a precedent.

In closing, the Chair questioned the proposal to remove the size limit of 6,000 square feet on any particular restaurant. Macerich explained that some national chain restaurants required larger spaces and smaller restaurants were not as commercially viable. As a result, Macerich had requested no limit on the size on any particular restaurant, although the overall space allocated to restaurants would be limited to 22,000 square feet and Macerich expected to have 3-4 restaurants in the project.

Macerich asked the WNC Board for a letter of support for the project. At the end of the meeting, the Board took a straw poll to determine whether Board members were in favor of the project in order to give the LUC a general sense of direction for purposes of preparing a letter for the Board to consider at its January 2004 meeting. The Board indicated that it was generally in favor of the project, but with certain issues to be resolved and conditions to be imposed, and the Chair asked the LUC to prepare a letter of general support and to list various issues and conditions so that the Board could review the letter prior to the January 2004 meeting, at which meeting the Board could consider editing the letter. The informal vote of the Board was 13 in favor and none against, with two abstentions -- Steve Spector, due to his role with Macerich, and Rich Cahalan, due to the fact that he is a Realtor and had previously met with Macerich about the possibility of a client leasing space in the project, although he noted that this prospect was quite uncertain.

e) Century City Hospital Closure

Jim Lynch reported that Century City Hospital's operator will likely relocate the

operation to Midway Hospital, which is 3.2 miles east at Olympic and San Vicente. Their lease ends December 2004 and they sent a letter on November 15, 2003 to their landlord stating that they would not be renewing their lease. They will have to notify the state, city and county within a 90-day window, so sometime between April 1, 2004 and December 31, 2004, they will likely vacate their current location, most likely closer to April than December. This will have a major impact on our community.

Executive Board Report

Terri Tippit, WNC Chair, reported. The Chair asked the Outreach Committee to take a "Stakeholder Action Request Form" prepared by the Woodland Hills - Warner Center Neighborhood Council and revise it to be a form for the WNC.

Steve Spector reported that the proposed WNC bylaw amendment regarding elections was approved.

The Chair reviewed Jan Gabrielson's report regarding news helicopters and Cheviot trash trucks. Regarding the news helicopters, Jan sent letters to all seven television stations that are known to operate helicopters, regarding operations early in the morning and late at night and received a telephone call from Cheryl Fair at KABC Channel 7, offering to meet with a small group, but not to appear before the entire Board and she declined to provide any of the information we asked for in our letter over the phone. We received no other responses. Jan would like the Board's authorization to meet with her and he needs two people who are willing to go with him. This meeting will be primarily for us to gather information, including whether they have any interest in working with us.

On December 5, 2003, Jan received a telephone call from Rebecca at NBC. She said their pilots are very sensitive to the noise problem and do not fly when people are sleeping. She said if there was an incident in which their helicopter was identified, she might be able to provide more information. There was none that Jan knew of. She suggested that, depending on the event, their practices might vary. Jan agreed with her that a four-alarm fire might warrant more intense coverage than a stalled truck. No follow-up with her appears to be necessary for now.

Regarding the trash truck in Cheviot Hills Park, the problem of a trash truck emptying dumpsters in the park between 4:30 and 5:15 am was solved temporarily by the intercession of SLO Mario Gonzalez, who spoke to the personnel at the park. Several weeks later it happened again, and Officer Gonzalez spoke to them again. After two months or so, it happened at 3 am. Jan emailed Daniel Hackney, the liaison of the Department of Sanitation to Neighborhood Councils, who had addressed us at one of our meetings. He responded immediately and looked into the problem. Soon,

Jan got a call from Janet, apparently a supervisor at the park, who told Jan that she had instituted a new policy that dumpsters will not be emptied before the end of the shift – no earlier than 10 am. So far, so good.

The Chair stated that she is purchasing the WNC computer tomorrow.

Budget Committee Report

Treasurer Bob Guerin reported that the only change in finances is the purchase of the computer for approximately \$1,450.00. He is still trying to get the \$500 from CD5's office.

Policies and Procedures Committee Report

Jim Lynch reported that the Committee did not meet this month. He would like input from the Board as to what you want to see in terms of rules. He agreed to prepare a survey and circulate it to the Board members.

Public Safety Committee

Stacy Antler reported that the Committee did not meet this month, but that they would meet next month as there will be issues to handle then.

Land-Use Committee

Gretchen Lewotsky reported that the Committee met on October 30th and had worked since then to prepare their report on the Westside Too Renovation Project. She submitted the Committee's December 2, 2003 report for the WNC's records. She stated that their next step will be to draft a letter regarding the project for the WNC Board to consider sending to the CD5 office, as directed by the WNC Board earlier in the evening.

Outreach Committee

Alan Levine reported that his Committee is awaiting return of the results of the Board's meeting with USC in November. He stated that the Committee will do some outreach projects in 2004 and that they are working on a printed piece and a web site, which he will present to the Board at a future meeting.

D.O.N.E Report

No one was present to report.

Council District 5 Report

Susan Bursk reported that Beverly Kenworthy had moved from the CD5 office to a new job elsewhere and that her replacement at the WNC meetings would be Paul Backstrom.

Next meeting

January 8, 2004, 7:00 pm, same place.

Adjournment

The meeting adjourned at 10:30 pm.

Respectfully submitted,

Rich Cahalan, Acting Recording Secretary

Approved at Meeting of: _____

Without correction _____

As corrected _____

**CUMULATIVE GLOSSARY OF
ESOTERIC ACRONYMS, ABBREVIATIONS, AND BUZZ WORDS**

Brown Act	The Ralph M. Brown Act
CD5	City Council District 5 (Jack Weiss)
CEQA	California Environmental Quality Act
CERT	Community Emergency Response Team
CPAB	Community Policing Advisory Board
CRA	Community Redevelopment Agency
CUP	Conditional Use Permit
DONE	City of Los Angeles Department of Neighborhood Empowerment
DOT	Department of Transportation (LA, California, or federal)
EIR	Environmental Impact Report
Executive Board	The officers of the WNC: Chair, Vice-Chair, Corresponding Secretary, Recording Secretary, Treasurer
HOA	Homeowners Association
MND	Mitigated Negative Declaration
NOD	Neighborhood Oriented District
PACT	Police and Community Together
PLUM	Planning and Use Management Committee, LA City Council
SLO	Senior Lead Officer
SUD	Supplemental Use District
TIMP	Traffic Improvement Mitigation Plan

WNC

Westside Neighborhood Council