



**WESTSIDE NEIGHBORHOOD COUNCIL**  
P.O. Box 64370 Los Angeles, CA 90064  
[www.wncla.org](http://www.wncla.org) (310) 474-2326



**Westside Neighborhood Council Meeting Minutes**  
**Thursday, March 13, 2014**  
**7:00 P.M.**  
**Westside Pavilion**  
**10800 W. Pico**  
**Meeting Room A**  
(3<sup>rd</sup> Floor behind food court)

**AGENDA**

**1. Call to Order**

**Call to order: 7:05PM**

**By Terri Tippit, WNC Chair**

**Attendance:**

**John Padden ( Seat 1 )**  
**Lisa Morocco (Seat 2)**  
**Brandon Behrstock ( Seat 3)**  
**Steve Spector (Seat 4)**  
**Susan Bursk (Seat 5)**  
**Sarah Shaw (Seat 6)**  
**Bennett Cohon (Seat 7) \***  
**Terri Tippit (Seat 8)**  
**Fidel (Seat 10)**  
**Mary Kusnic (Seat 11)**  
**Colleen Mason Heller (Seat 12)**  
**Francesca Beale - Rosano (Seat 13)**  
**Shannon Burns (Seat 14)**  
**Eric Shabsis (Seat 15)**  
**Melissa Kenady (Seat 16)**  
**Aaron C Rosenfield (Seat 17)**  
**\*Barbara Broide replaced Bennett at ????**

**2. Approval of February 13, 2013 Minutes**

**Motion by Lisa: "That the Westside Neighborhood Council approve the February 13, 2013 Meeting Minutes."**

**Second by: Aaron**

**Motion approved 12 – 0 – 3 ( Seats 3, 5, 6 )**

**3. Review of Agenda (ITEMS BELOW MAY NOT BE HEARD IN THE ORDER LISTED)**

**4. Agenda Items:**

**New Business:**

**A) Patricia Diefenderfer, Los Angeles City Planning Department**

- **Update on the proposed Exposition Corridor Transit Neighborhood Plan**

**With attendance well in excess of 120 concerned WNC stakeholders, Patricia and her associates presented an update to the WNC members and group of the proposed Exposition Corridor Transit Neighborhood Plan. She noted the State of California per the 1996 framework requires every city to have a general plan and that their goals are to accommodate new housing and new jobs near transit. She also cited the 2008 Industrial Land Use Policy and the 2011 Public Policy Institute and 2013 USC Study with respect to basis for reduction of street traffic when transit is available and located near housing, retail, and business. The highlights of their presentation are as follows:**

**The City of Los Angeles, in partnership with Metro, aims to support vibrant neighborhoods around transit stations, where people can live, work and shop or eat out, all within a safe and pleasant walk to transit stations. In June 2012, the Los Angeles Department of City Planning kicked-off a 2-year effort to create Transit Neighborhood Plans for the areas surrounding ten transit stations along the Exposition and Crenshaw/LAX Light Rail lines.**

**The focus of the Plans will be the establishment of new development regulations that better support transit ridership, such as allowing some increased development intensity near stations where appropriate, requiring the design of new buildings to be pedestrian-oriented, and improving the configuration and condition of streets to better promote pedestrian, bicycle, and vehicular circulation.**

**Phase One of the “Expo Line” light rail line recently opened, connecting Downtown Los Angeles with Culver City and many neighborhoods in between, including West Adams, USC, and South LA. In 2016, as part of Phase Two of the Expo Line, four more stations will open within the City of Los Angeles when the line continues to its end point at Colorado Boulevard and 4th Street in Santa Monica.**

**As part of the City’s Transit Neighborhood Plans project, the City Planning Department will be creating a Plan for the following four station (five with Culver City) areas:**

- **Culver City**

**(Station is now open - The Culver City station is located in the City of Culver City, just outside the City of Los Angeles city limits; therefore much of the local neighborhood lies within Los Angeles. The area closest to the station, along the north and south sides of Venice Boulevard, is comprised of a mix of light industrial and commercial uses, including a car dealership, auto repair shop, sign manufacturer, hardware store, various chain retail**

stores, and a large shopping center anchored by an Albertson's grocery store. The neighborhood also includes multi-family homes directly north of Venice Boulevard, and single-family homes, which are largely north of the 10 Freeway.)

The following four stations in the West Los Angeles area were outlined as follows:

- Palms
- Expo/Westwood
- Expo/Sepulveda
- Expo/Bundy

The Department also anticipates the creation of new Streetscape Plans for the blocks of several key Westside streets near stations: Olympic Boulevard, Bundy Drive, Pico Boulevard, Sepulveda Boulevard, National Boulevard, Palms Boulevard, and Motor Avenue. The Department will seek to encourage streetscape improvements along Venice Boulevard, as well, this street is a State Highway managed by the State of California and the extent of potential planning has not yet been determined.

The City Planning Department acknowledges that every station neighborhood has a unique character and a distinct mix of existing land uses that will be reflected in the Department's approach to planning in each respective area.

The Palms station is located at the intersection of National and Palms Boulevards adjacent to the I-10 freeway, and has the largest residential population of the project stations at roughly 32,000. The neighborhood to the south of the station is largely multi-family residential with commercial and light industrial businesses along National Boulevard, and retail and office uses along Motor Avenue. Motor Avenue is also home to a large concentration of public facilities and neighborhood-serving amenities including Palms Elementary School, Magnolia Science Academy, the U.S. Post Office, Fire Station 43, numerous restaurants, and a weekly farmers' market held every Sunday at the corner of Motor Avenue and National Boulevard. The Palms transit neighborhood generates a total of approximately 7,300 jobs—roughly 15 jobs per acre.

The Westwood/Rancho Park station is located in the heart of the Rancho Park neighborhood of Los Angeles at the intersection of Westwood and Exposition Boulevards. The neighborhood is predominantly zoned for single-family residential use. The station area includes a vibrant commercial corridor north of the station along Pico Boulevard. Among the many retailers on Pico Boulevard is the Westside Pavilion shopping center, a regional destination for the Westside area of Los Angeles and within walking distance of the transit station. Westwood Boulevard also serves as a major north-south thoroughfare connecting UCLA, Westwood Village, Pico Boulevard and the Palms neighborhood via bus transit. The station area has a total population of approximately 22,000 with a total of roughly 12,500 jobs or 25 jobs per acre. The neighborhood also provides a number of public facilities, including Overland Elementary School for Advanced Studies, Notre Dame Academy, Palms-Rancho Park Branch Library and the Palms Recreation Center. Given the single-family nature of the station area, planning efforts around this station will likely focus on the development of a streetscape plan for the segment of the Pico Boulevard corridor that serves the neighborhood.

The Expo/Sepulveda station is located at the intersection of Sepulveda and Exposition Boulevards, adjacent to the I-405 and I-10 freeways. The station lies within an active manufacturing and commercial area, which includes uses such as cement batching plant, lumber retailer, government office buildings, public storage, animal services, and retail uses. There are some limited single and multi-family uses north of Pico Boulevard, east

and west of Sepulveda Boulevard directly south of the station. Neighborhood-serving amenities, such as retail and restaurants are mostly located on Pico Boulevard, east of Sepulveda Boulevard. The station area has a total population of approximately 31,000 and has the greatest job density of any project station along the Expo Line. With roughly 24,000 jobs within a half-mile radius of the station, there are approximately 48 jobs per acre.

The Expo/Bundy station is located at the intersection of Bundy Drive and Exposition Boulevard, just south of Olympic Boulevard and east of the City of Santa Monica boundary. The area directly north of the station is zoned for light manufacturing, and is largely comprised of large-footprint commercial uses, such as a car dealership, the Westside Media Center, office high-rises, and several big box retail stores. North of Olympic Boulevard is a mix of single- and multi-family residential uses. Directly south of the station is largely comprised of single-family homes, with limited multi-family and manufacturing-zoned parcels. About a half-mile to the south of the station, beyond the residential uses, is Pico Boulevard, home to the community's independent, mom-and-pop commercial uses, retail and restaurants.

The Expo/Bundy Station has the second greatest job density of all project stations along the Expo Line at 34 jobs per acre, and a total of 17,000 jobs. The neighborhood is notable for its creative and media cluster, which complements the existing creative sector in Santa Monica.

Patricia stated the Expo Corridor Transit Plan DEIR will be released in the next 1 ½ months.

She announced there will be a meeting on Thursday, May 29, 2013, 6pm–8pm at the Henry Medina Parking Enforcement Center, 11214 West Exposition Blvd, 2nd Floor, Los Angeles, CA 90064.

Lisa noted the \$1.8M Pico Beautification Grant (with matching funds \$2.4M in total).

The LAFD was called by an individual in the Mall as the room was over capacity. Terri requested time for stakeholder questions and 15 minutes was allowed.

As the time was limited, stakeholder remarks and questions were brief. Concerns and comments included the issues of density, infrastructure was not sufficient, support services were not sufficient and these were not properly taken into consideration, schools, SB 1818, zoning issues, capacity constraints, Westwood Boulevard, Sepulveda and Westwood ( Pico) dwelling unit issues, numerous neighborhood impacts, tiered zoning with SB 1818, parking was not properly addressed, safety services would be inadequate under this proposal, proposed jobs to be created would not support the cost of WLA housing, many neighborhoods and areas are already overcapacity, overall density constraints, and the plan was counter intuitive to the preservation of existing single family home neighborhoods. A petition was circulated throughout the presentation which a number of stakeholders signed.

Terri noted there will be a link to the proposal information on the WNC web site and encouraged everyone to comment during the DEIR comment period. She also stated many HOA's are writing letters stating their concerns and issues. Barbara also noted same.

To contact project staff with any questions:

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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/> )

**B) Marquis Olison, Next Door, City Field Manager, WLA Organizer**  
• Presentation on WNC Next Door

Marquis presented an overview on Next Door. He highlighted the following:  
Next Door is the private on-line social network for NC's – saying it's for you, your neighbors and your community. It's the easiest way for you and your neighbors to talk online and make all of your lives better in the real world. And it's free.

Thousands of neighborhoods are already using Next Door to build happier, safer places to call home.

People are using Next Door to:

- Quickly get the word out about a break-in
- Organize a Neighborhood Watch Group
- Track down a trustworthy babysitter
- Find out who does the best paint job in town
- Ask for help keeping an eye out for a lost dog
- Find a new home for an outgrown bike
- Finally call that nice man down the street by his first name

He said – Next Door's mission is to use the power of technology to build stronger and safer neighborhoods; and, we created this company because we believe that the

neighborhood is one of the most important and useful communities in a person's life. We hope that neighbors everywhere will use the Next Door platform to build stronger and safer neighborhoods around the world.

He noted that Next Door was founded in 2010 and is funded by Benchmark Capital, Greylock Partners, Kleiner Perkins Caufield & Byers, as well as other investors.

He highlighted how it works:

- Every neighbor has to verify their address.
- Every neighbor signs in with their real name.
- Your website is protected by password and encrypted.
- Information is never shared with advertisers.

To learn more visit [https://nextdoor.com/about\\_us/](https://nextdoor.com/about_us/)

**C) Funding Requests:**

- Lisa Morocco
  - o Pick Pico
  - o Approval for \$1164 for 4 Movies In The Park Summer 2014 Series
  - o Approval for \$ 450 for Cordless Grinder for LAFD
  - o Approval for \$975 to Fix The City for insurance for Pick Pico venue
  - o Approval for up to \$8,000 for Pick Pico (tote bags, posters, flyers, advertising, rentals)

Funding requests were not addressed and no action taken - noting the Deputy City Attorney, Neighborhood Council Advice Division, on the changes and additional information to be included on the agenda in advance.

**D) Terri Tippit:**

**§ Proposed bylaw amendment**

- o Only board members who take Ethic Training can vote on motions
- Support for WRAC motion to audit all income restricted units built under SB1818 and all RSO units and buildings that replace 1978 Buildings.

Action was not taken - noting the Deputy City Attorney, Neighborhood Council Advice Division, on the changes and additional information to be included on the agenda in advance.

- Dept. of City Planning
- Terri announced the Community Planning Forum will be on April 2<sup>nd</sup>, at 6-9pm at the Westwood United Methodist Church, 10497 Wilshire Blvd.
- WRAC Town Hall: State of Public Safety, Traffic and Development Planning

Terri announced the meeting will be on March 26<sup>th</sup>, at 6pm at the Venice High School Auditorium. The speakers are Deputy Chief Terry Hara, Michael LoGrande and Greg Shoop.

**5. City Reports**

**Officer Rashad & Officer Mario Gonzales:**

- LAPD Update

The officers attended the funeral services for their fellow officer who passed away in the recent traffic accident.

**Captain Nelson**

**LAFD Update**

Captain Nelson, with his fellow firefighters, talked about their LAFD Smoke and Fire Detector Campaign, "*Fire Burns, Smoke Kills*". The department is distributing 5000 detectors and 9 volt batteries. He stated that we average 20 fatalities/year and we are already at 14 in 2014. He noted most of these occur at night when residents are sleeping. They encouraged everyone to routinely change the battery in all household/building alarms.

**Jesus Oroczo:**

**CD5 Update**

Jesus talked about his ride along with Officer Rashad. He discussed the homeless situation at the VA, the e-cigarette ban in restaurants and the Israeli Festival issues and concerns.

**WNC Treasurer Report**

**Lisa Morocco, Treasurer**

- Lisa briefly presented the WNC Treasurer Report as of March 13<sup>th</sup> with the opening balance of \$23,847.00 and closing balance of \$21,459.86.

**6. Public Forum**

Terri announced the Heyler Chili Cookoff will be held on June 1<sup>st</sup> 1 – 3 PM at the Heyler Realty Offices.

Juan Camacho presented a brief overview of -

**CA AB 1839 - Assembly members Bocanegra and Gatto introduced the expanded Film & Television Job Creation Act on February 19 2014**

The bill takes steps to expand and improve the state's current incentive program.

Juan announced that a support event will be held on

**Saturday, March 15th at 11 AM – 1 PM – California Film & Television Alliance Small Business Kickoff Rally, 9545 Wentworth Street, Sunland,CA.**

Flyers were distributed.

Susan Bursk and Juan Camacho announced the Century City Chamber of Commerce Tuesday, March 18th Event – The Business of Entertainment - Keeping It Reel....Local

The event will be held at the Ray Kritzman Theater at CAA, 2000 Avenue of the Stars, 5:00 PM – 7:30 PM. Flyers were distributed.

Susan also distributed flyers for the Century City Chamber of Commerce Emergency Preparedness Expo which will be held on Tuesday, April 8<sup>th</sup>, 11AM to 2PM in Century Park, 2000 Avenue of the Stars, Century City.

Lisa announced that the WNC Pic Pico event will be held on June 1<sup>st</sup> in the Chase Bank Parking Lot from 1 – 3 PM.

Laura Camfield announced the movies in the park will be held on June 25<sup>th</sup>, July 9<sup>th</sup>, 23<sup>rd</sup>, and on August 6<sup>th</sup>. Flyers were circulated.

Carmen D. Hawkins, Deputy City Attorney, Neighborhood Council Advice Division and Thomas Soong, Project Coordinator, Empower LA discussed and updated the WNC board members on the criteria and information necessary to be compliant with the Brown Act for the WNC agenda. Their goal is to protect the NC's and Brown Act compliance. There was a discussion with the members and Jay Handle also made comments including the inclusion of 'ADA Compliant' on the agenda. It was suggested and all agreed that templates would be helpful and insure efficiency in preparation.

There was a group discussion of the importance of outreach, which the WNC is already working on, and suggestions to assist in voter turnout at the WNC Selection/Election.

Steve noted the suggested WNC by-law amendment with respect to requiring that all members must take the ethics and funding training; and he asked everyone to give this some thought.

**Motion to Adjourn At 9:55 PM.**

**Motion By: Steve**

**Second By: Mary**

**Motion Passed: Unanimous**

**Submitted By Recording Secretary**

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. **Public forum is limited to 2 minutes per speaker**, unless waived by the presiding officer of the Board. The chair may take items out of order. Agenda is posted for public review at: Palms and Cheviot Hills Park, Palms Library, Westside Pavilion, Westfield Century City and [www.wncla.org](http://www.wncla.org)