

**WESTSIDE NEIGHBORHOOD COUNCIL
MEETING MINUTES**

**Thursday, January 8, 2008 7:00pm
Westside Pavilion 10800 W. Pico Blvd.
Meeting Room A (3rd Floor behind Food Court)**

1. Meeting is called to order at 7:06 PM.

In Attendance:

**Douglas Butler (1), Lisa Morocco (2),
Steve Spector (4), Letty Bugarin (5.),
Jerry Asher (6), Barbara Broide (7),
Terri Tippit (8), Dick Harmetz (10)*,
Mary Kusnic (11), Stacy Antler (12),
Robert Guerin (13), Ron Stone (14),
Charles Horwitz (15)*, Melissa Kenady (16),
David Ty Vahedi (17)**

Also attending:

**Jay Greenstein, CD5
Stephen Chung, Department of Neighborhood Empowerment**

Terri Tippit, Chair states there is a quorum - with
14 member seats represented.

*(*Charles Horwitz arrived at 7:45PM. Dick Harmetz left at 9:25PM.)*

**2. Minutes of the December 11, 2008 WNC Meeting
were presented, reviewed and approved as noted.**

Motion: Jerry Asher Second: Stacy

In Favor: 12 - 0 - Abstain: 2

3. PUBLIC FORUM:

Terri, Chair, introduced and announced that the Rancho Park Golf Course and City of Los Angeles representatives will give a formal presentation and then open for discussion and questions. The proposed renovation plans were presented to a standing room only gathering. Over 100 stakeholders are in attendance for this evenings meeting. Terri requested all who will be speaking to fill out the comment cards, stating that there will be ample time for everyone to speak.

Page 2

Announcements:

First Phase of the Metro Westside Extension Corridor Study Is Now Complete

In January 2009, the Metro Board of Directors will meet to consider the Study recommendations, and decide whether to move the Westside Extension forward into the environmental review process.

Wednesday, January 14, 2009, 1pm: Planning & Programming Committee

Thursday, January 22, 2009, 9:30am: Metro Board of Directors

Both meetings will be held at the Metro Gateway Building, Metro Board Room, 3rd Floor, One Gateway Plaza, Los Angeles, CA 90012.

Getting the Study Reports

The AA Study is available on-line at metro.net/westside. Click on News & Info to find the AA Study. You will also find all the other information produced over the last 18 months which will provide background on the various alternatives considered, how they were evaluated, and how the Study recommendations were reached. The agendas for the upcoming meetings and the staff reports to the Board are available at metro.net/board/mtgsched.htm.

Submit written comments electronically or by mail in advance of the meetings.

Via US Mail to: Metro Board of Directors, 1 Gateway Plaza, Los Angeles, CA 90012.

E-Mail to: WestsideExtension@metro.net. Please note "Westside Extension Comments for Metro Board" in the subject line of your e-mail

For additional information please visit the Westside Extension Transit Corridor Study website at metro.net/westside or contact the project information line at 213.922.6934.

4.) REVIEW OF AGENDA:

(ITEMS AY NOT BE HEARD IN THE ORDER LISTED)

5.) AGENDA ITEMS

New Business

- a.) Steve Spector
Nominating Committee Chair
Election of New Officers**

**Steve presented the following slate of candidates:
Terri Tippit, Chair,
Letty Bugarin, Vice Chair,
Mary Kusnic & Melissa Kenady, Recording Secretary,
Lisa Morocco & Stacy Antler, Treasurer**

Steve stated there were no other interested parties.

**Motion:
That the slate of candidates as presented be approved.
Terri Tippit, Chair,
Letty Bugarin, Vice Chair,
Mary Kusnic & Melissa Kenady, Recording Secretary,
Lisa Morocco & Stacy Antler, Treasurer**

**Motion By: Steve
Second By: Stacy
In Favor: Unanimously Passed**

- b.) Shahab Ghods
RAS Mix-Use Project
APCW2008-3264-ZC.ZAA, ENV2008-3265
2900 Sepulveda Boulevard**

The project, (The West End Project), is located at 2900 Sepulveda Boulevard and is applying for a zone change to RAS -4 in order to construct a 48-unit 5-story

apartment building with 1500 square feet office space at the street front. This property is one of a few located on the section of Sepulveda from Pico to National that is not zoned R-3. It was noted that it had been R-3 several years ago. The developer stated that he would be using the designated office space for his own use. He also stated the building is a green, energy efficient project, which will be built to LEED (Leadership in Energy and Environment) criteria.

Highlights of the presentation:

It was noted that the proposed project was presented by Mr. Shahab Ghods to our Land Use Committee on December 16, 2008. As per the WNC request, the applicant notified those within 1000 feet of the project of the December 16, 2008 meeting. One resident on Bentley attended that meeting and shared his concerns about the impact the project will have on the community. Ty commented positively on Mr. Ghods presenting before the LUC.

Historically, the developer and architect attended numerous meetings seeking input from the community. The neighbors immediately impacted by this project were invited to the first meeting held in 2007 which was held in the architect's office and attended by members of the WOW HOA board and CD5. One resident attended that meeting. The main concern presented was concerning the intrusion on their privacy that the balconies facing the neighbors backyards would have. The developer has set-backs and proposed landscaping addresses the issue.

At the WNC and LUC meetings there were questions raised about the alley. The dead-end alley is where the residents on Bentley Avenue have their garages. There was concern that it might create a circulation problem. We understand that the developer will pave 10 feet before and after their property into the alley and that DOT will permit one ingress and egress of Sepulveda and one of the alley. Other concerns were raised and addressed satisfactorily.

Bentley is already used as a "cut-through" because of the traffic and construction on National and the residents are greatly concerned that because of the alley configuration this project will increase the traffic on Bentley. The resident who attended the LUC meeting had suggested that speed humps and permit parking are needed to protect the residents. It was also suggested to request that DOT do traffic counts now and later, 6 months after the project is built, to assess the traffic impact on Bentley.

Page 5

The WNC is satisfied that the architect has been sensitive to the concerns raised and has attempted to work with the community to mitigate the potential impacts this project could have on the community.

Motion:

That the Westside Neighborhood Council support The West End Project, 2900 Sepulveda Boulevard, RAS – 4 request.

Motion By: Bob

Second by: Jerry

Motion Passed

In Favor: 12 Opposed 1 Abstain 1

**c.) Melanie Torres, City of Los Angeles
David Takata, Parks and Recreation
Renovation of Rancho Park Golf Course Proposal**

Ms. Torres and Mr. Takata presented and overview of the proposed renovations, Capital improvements which include a new 2 level driving range, landscaping, pro - shop and perimeter safety net fencing extending from 80 to 126 feet in height, supported with approximately 14 poles in various heights and dimensions. The renderings showed the 2nd level of the driving range at grade, with the 1st level under grade. The driving range orientation is located substantially in the same physical location. They noted that the fence height proposed is as measured from the top tee line as a reference point. The new deck structure would contain 64 stalls. There is a safety issue with the range loosing several hundred balls in a given day. Also there have been incidents of individuals being hit by balls; with golfers on the Course also potentially exposed in certain orientations.

Background

On December 9, 2004 the Westside Neighborhood Council voted to approve a renovation from Gerald Pirkl, a golf course architect, representing Steve Oh, the Rancho Park Golf Course concessionaire. The records and minutes did not specify the height of the proposed fence.

In Summer of 2006 local property owners were notified that Rancho Park Golf, Inc. had applied for a variance to allow and include “use of netting barrier and pole fencing heights ranging from 80 – 140 feet.”

In August, 2006 a public hearing was held to obtain a variance; the neighboring residents were strongly opposed and had a petition with nearly 200 signatures. The ruling was delayed and the applicant was to seek alternatives. Later in August, 2006 at a meeting with CD5, no alternatives presented and the variance request withdrawn.

In April, 2008 Department of Recreation and Parks presented a new proposal with 130 foot fence. It was determined that the request to explore the alternatives may have been overlooked due to personnel changes at the City.

Comments:

It was concluded by many present that the November, 2008 proposal does not include any alternative design elements and the proposal did not give concern for a reduction in fence height. Further, the top deck of the driving range allows for the use of woods, which drive the balls further and higher. While safety is a factor, there are many unanswered questions.

There were numerous questions and comments from stakeholders including:

Kevin Hughes commented that the current fence contains 98.5% of the balls according to a study based on certain data and it is ridiculous to construct a 12 story high fence.

Robin Shepard commented that this was about more money for the concessionaire. Michell Phillips acknowledged and also spoke of advocating for neighborhood youth.

Michael Jar stated he felt this plan would cut property values.

Nicole Manor stated the Course and the residential community have enjoyed a positive relationship for 70 years and this should continue.

David Smith a Course employee expressed his concern for golfers and everyone's safety. He commented on safety concerns created by the driving range on the 9th and 18th holes.

Joe Hart, President of Rancho Park Golf Course spoke about safety concerns and stated the need for the safety provisions.

Jerry Turkle, golf course architect discussed in detail technical elements regarding the Course and driving range

Brandon Shephard, resident and golfer, stated the study was not executed to mitigate fence height and stressed the need for time for community input and a better plan design.

The WNC Board members statements generally focused on the aspects of safety and aesthetics. Further, consensus cited that the Course and the community need to be organic and work together.

Additional WNC comments included the importance of the course to children and youth. Also, that the Rancho Park Course is historic; and, more information is required to mitigate the situation and come up with a workable solution for the Course renovation and one that is synergistic with the neighborhood and the residents.

Jim Ward asked that the WNC not to vote at this evening's meeting. Stephen Chung, Department of Neighborhood Empowerment, stated there was no reason to vote tonight.

Terri, Chair, stated that many details need to be worked out to allow for creative design and renovation that address the safety concerns and where the needs of the golfers, the residents and the surrounding community are met. The WNC did not vote. The WNC requested and encourage the City representatives to come up with a more workable solution which addresses the issues discussed at the meeting and with consideration for the stakeholders and community input.

d.) Stacy Antler

**Support For Westside Regional Alliance of Neighborhood Councils
Emergency Preparedness Motion**

Motion:

The Westside Neighborhood Council hereby declares that issues relating to Emergency Preparedness will be set as a priority for the Westside Neighborhood Council in agreement and to support the Westside Regional Alliance of Neighborhood Councils Emergency Preparedness Motion.

Moved By: Stacy

Second By: Melissa

Motion Passed

In Favor: 13 Opposed 0 Abstain 1

e.) Barbara Broide

Support For Removal of Prop B from the March Ballot

Barbara stated that many groups are concerned how Prop B got on the ballot and we want to address this issue for future ballot props. City Council bypassed the Neighborhood Councils. The NC's are supposed to monitor City Services. The City Council also violated the Memorandum of Understanding (MOU) between the NC's and the DWP.

Page 8

Since Prop B cannot be removed from the ballot the following is the motion for tonight on Prop B.

Motion:

The Westside Neighborhood Council OPPOSES Prop B, urges a NO vote and calls on the City Council to implement the solar program via an ordinance without a charter change.

Motion By: Barbara

Second By: Charles

Motion Passed

In Favor: 13 Opposed: 0 Abstain: 1

Deanna Stevenson, DONE Report
There was not a formal DONE report.

Jay Greenstein
CD5 Update

Jay Greenstein presented an overview and update regarding the Super graphics issue and discussed the ICO on Billboards. He cited a safety issue in that now signs are covering windows on buildings. The material burns and if it drips on to firemen's protective gear, it will burn and melt through. Jay and Ty commented on the City's digital sign issues and challenges. Barbara commented on the billboard settlement.

Stephen Chung
Department of Neighborhood Empowerment

Stephen briefly commented on the City's billboard policy and was going to follow up with Department of Building and Safety to coordinate. He commented on the City's budget challenge and stated the jobs first eliminated will be those currently vacant. He encouraged public feedback at www.lacity.org. He announced that February 21st is Regional Budget Day at City Hall at 8:00AM.

Move to Adjourn: Jerry A. Second By: Barbara
In Favor: Unanimous

Meeting Adjourned 10:45 PM

Reviewed and Approved By Recording Secretary