

**Westside Neighborhood Council Meeting Minutes**  
**Thursday, January 14, 2016**  
**7:00 P.M.**  
**Westside Pavilion**  
**10800 W. Pico**

**Call to Order: 7:03 PM**  
**By Terri Tippit, WNC Chair**

**Attendance:**

**Jae Wu (Seat 1)**  
**Lisa Morocco (Seat 2)**  
**Brandon Behrstock (Seat 3)**  
**Steve Spector (Seat 4)**  
**David Burke (Seat 5)**  
**Sarah Shaw (Seat 6)**  
**Barbara Broide (Seat 7)**  
**Terri Tippit (Seat 8)**  
**Sean McMillan (Seat 9)**  
**Stacy Antler (Seat 10)**  
**Mary Kusnic (Seat 11)**  
**Colleen Mason Heller (Seat 12)**  
**Francesca Beale-Rosano (Seat 13)**  
**Shannon Burns (Seat 14)**  
**Lisa Tabor (Seat 16)**  
**Aaron Rosenfield (Seat 17)**

**Seated after start:**

**Eric Shabsis (Seat 15)**

**New Business:**

**A) Approval of November 12, 2015 Minutes:**

**Minutes were reviewed and discussed with changes submitted regarding the approved September 2015 Palms Park expenditure being \$4800 rather \$4000, completion of the minutes with regard to the board being in support of the committee meeting on the homeless, the new plan for the Westside Pavilion having an escalator from the bridge rather than an elevator and a correction to the spelling of Macerich presenter Randy Brant's name. Mr. Rosenfield made a motion to approve the November 2015 minutes.**

**Second: Ms. Kusnic**

**Passed,**

**Seats in favor:1,2,3,4,6,7,8,9,10,11,12,13,14,16,17**

## **Abstentions - 5**

**B) Ms. Mason-Heller made a motion for approval of the 2016 WNC Officers as follows:**

**Chair-Terri Tippit**

**Vice Chair-Steve Spector**

**Treasurer- Shannon Burns**

**Corresponding Secretary-Mary Kusnic**

**Recording Secretary-Aaron Rosenfield**

**Second: Ms. Shaw**

**Passed,**

**Seats in favor: 1,2,3,4,5,6,7,8,9,10,11,12,13,14,16,17**

## **C) Public Comment**

**Gail Hedding from 2918 military reported on 3 break-ins to cars in the area. Access occurred via remote keyless entry. Minor things were stolen. She asked if others had the same experience. LAPD reported these types of occurrences were happening more often in the city.**

***Mr. Shabsis is seated.***

**D) Ms. Broide on the Baseline Mansionization/Baseline Hillside- Ordinance: New City measure dealing with mansionization. Houses being torn down regularly and replaced with big boxes out of character with the neighborhood. New measure would put limits on how big can be built. The measure should be supported with amendments to account for lattice roof” patios, breezeways, and balconies in floor space calculations, to tighten up the "proportional stories” bonus and eliminate special adjustments.**

**Ms. Mason-Heller: We are on record supporting the ICO. This motion is keeping with what Councilmember Koretz is proposing. Some other council members are allowing 400 ft exemptions for attached garages, which can be used to justify a larger second story.**

**Ms. Tippit: Lisa and I sit on other city boards. There is discretion currently through public hearings that allow for a bigger footprint. There is also an appeal process.**

**Ms. Broide made a motion regarding the Baseline Mansionization/Baseline Hillside- Ordinance, as follows: The Westside Neighborhood Council supports the proposed BASELINE MANSIONIZATION/BASELINE HILLSIDE (BMO/BHO) ordinance amending Sections 12.03, 12.07, 12.07.01, 12.07.1, 12.08 and Section 12.21 of the Los Angeles Municipal Code to establish new regulations for all single-family residential zoned properties including RA, RE, RS and R1 (as outlined in the Draft BMO/BHO Amendment Ordinance dated 10/28/15). The Westside Neighborhood Council urges the City to further amend the ordinance to address the following remaining weaknesses:**

- Include uncovered or “lattice roof” patios, breezeways, and balconies in floor space calculations.**
- Tighten up the “proportional stories” bonus so that it clearly defines the first-story “footprint.”**
- Eliminate “adjustments” of 10 percent that can be granted by zoning administrators behind closed doors.**

**Second: Ms. Antler**

**Seats in favor: 3,4,7,8,9,10,12,14,16,17**

**Seats against: 2**

**Abstentions: 1,5,6,11,13,15**

**E) Riddick Center Funding Request – presented by Joanne Dorfman, Dana Camarillo, Rhiannon Camarillo, and Mary Kate Ziesmer. As presented: We are a 501c3 non-profit and public charity established in August 1945. Our yearly budget is \$12,000. We service 415+ youth and 150+ adults each year. We are an all volunteer board and not affiliated with commercial associations. Our mission is to serve as a meeting/recreational space for school-age youth of the Overland Avenue Neighborhood. With the requested funding of \$2447.30, the Riddick Center will be able to replace outdated unsafe chairs and tables. The new awnings will protect visitors and the building from rain. The most exciting part of the proposal is for the Riddick Center to launch a youth Ping Pong Club for the neighborhood. There has been positive interest to start this club and the WNC funding will help us accomplish this. The club would be open to the local youth for a nominal fee to cover the increase in our insurance. We have adult volunteers eager to begin. The Riddick Center is also a polling location. We will be able to accommodate local voters and poll workers for the upcoming presidential election with sturdier tables and more chairs.**

**Andrew who works for DONE and is a WNC stakeholder suggested we watch for conflicts of interest in this case out of an abundance of caution.**

**Item was tabled until further advice could be attained from the city of attorney and will be revisited next month.**

**F) LAPD Report**

**Officer Swihart – Is now a bad time to ask for funding for Baker to Vegas?**

**Ms. Tippit: We'll put in on the agenda for next month.**

**Homelessness – The LAPD is being sued by the ACLU due to an incident in Venice Beach. As such, the homeless have more leeway to sleep in cars and motor homes. LAPD met with Marilyn's HOA. To tow vehicles, signs need to be posted block by block. We are aware of the homeless increase and property crimes/break-ins are on the rise. If you see things in the neighborhood, let us know. We do have a pilot program in the mix for burglar prevention and ways to recover stolen property. Members of PATH have been doing outreach with us to the homeless. But lots of homeless don't want help. The folks that want help, we try to get them help. Cotner and Ohio underneath bridge as well as areas along the 405 are getting lot's of attention. The commercial areas of Pontius/Sepulveda, unfortunately, more has been gotten away with because it's away from homes. We are looking at homeless issues near the 10 freeway. We are looking at cutting back brush that is on Caltrans property; Highway Patrol jurisdiction.**

**Marilyn Tusher: As someone who has been here for 47 years the trend is disturbing. Caltrans is one area there is a problem. We need to nip it in the bud. We are trying to figure out the tools in our toolbox. The police are thin on the Westside, but there is a lot of interest amongst the neighbors.**

**Officer Swihart: We have increased our staffing to six officers for the homeless, but they are covering 65 sq miles and there is a lot of work to be done. Lot's of work going on in the Palisades currently.**

**Ms. Tippit: Part of the problem is that EXPO displaced a lot of people. People are now in the neighborhood. Drugs and things of the like on Clarkson and other areas. Chief Beck has to deploy to shootings and these issues are lower on the totem pole.**

**Ms. Mason-Heller: On Northvale, Caltrans sold homeowners their property. Now it's being taken for a bike path by the City and the gates are going to be open for**

people to come by. There is an open gate near the tracks on Northvale, just north of the bridge. It cannot be locked because it's a fire door. People keep going down there; it needs to be secured.

Ms. Broide: We have to face a hard question. We are moving people from one place to another. Where do we put people we have to ask at some point? This should go to homeless committee.

Mr. McMillan on the Homeless Count. On Wednesday January 27, we will be assembling at 1645 Corinth (Jay Handal's office) at 8pm. If you want to register and participate, you need to go to [www.theycountwillyou.org](http://www.theycountwillyou.org). Dress warmly. It's safe; we have police protection. We are trying to quantify how big the problem is. Downtown and Hollywood development has displaced people. We are taking a census. If we show numbers, hopefully we start to get the Federal and State funds to help with the issue.

Ms. Kusnic: It's good to count later at night because people rest during the day because it's safer.

Mr. McMillan: We have to do what the program is asking at this point, but I will tell them. It's a good point. In addition to later at night, probably during the day would be a good time when people are stationary.

G) Ms. Tippit: Short-term rentals are still in the works. Phillip Bennett with CD-5 did not have an update at this time, but he will check. It's a problem, but there should not be a blanket policy not to do it. We are waiting to see what the policy is before we consider it.

H) Daniel Tam, Mayor Garcetti's Office -

[http://www.lamayor.org/meet\\_daniel\\_tamm\\_your\\_westside\\_area\\_representative](http://www.lamayor.org/meet_daniel_tamm_your_westside_area_representative):

(A) Vince Bertoni has been nominated by the Mayor to lead the Los Angeles Planning Department. He has a lot of experience. (B) Homelessness – The mayor issued a directive for a \$12.4 million from our budget surplus to LAHSA. 1300 beds have been added for the winter shelter and for rapid rehousing for veterans. This is the first time there has been short term funding like this and staff/volunteers are asking homeless if they need help and want shelter. The homeless strategy report was released last week as a long-term plan for ending homelessness. This involves a coordinated strategy with the Federal and State Government. A \$2 billion bill is being worked on in the Legislature and we would

get a sizable chunk if it gets passed. The report is a foundation for a regional approach about scaling up best practices. We are focused on people who want to get off the street (as opposed to those who do not). Safe Park – I am working with faith communities to allow people who are sleeping in cars to be directed to park in safe locations like church parking lots. We are working in conjunction with the County. Wendy Gruel is the Mayor's appointment to the board coordinating between the City and County.

Ms. Broide: None of us know where the beds are and there are not enough social workers.

Mr. Tam: We should be able to widen communication through all available means. I will forward information on where the shelters are and pick up points.

(I) CD-5 Field Deputy Phillip Bennett – (A) We have cleaned up the pedestrian tunnel on Selby and Olympic. Graffiti and trash have been taken care of. If stuff appears, let me know.

Ms. Morocco: A lot of parents use the tunnel because of an unsafe crossing on Olympic. But the homeless have been taking shelter with the rains. Phillip got cleaning taken care of. There used to be a lock. It would be nice to install a push button combo lock and the code can be passed along in the community.

Mr. Bennett: We are aware of homeless concerns in all the areas. Areas seem to be getting worse with the rain. (B) The Queensbury median in Cheviot has had drought resistant plants installed. (C) The parking districts south of Exposition were approved by the City Council Transportation Committee and are going to the full council soon. (D) The Northvale bike bath open house was well attended. The people who attended looked at the alternatives. Eventually, it will come before the WNC. Jay Greenstein is handling. (E) Mansionization-BMO/BHO – Public comment ended this week. The Planning Department is considering the comments and suggestions. A modified draft will be out in March/April. (F) Noah Muhlsteinis handling issues while Shawn is out on leave.

Member of public – There has been gushing water on Ilona. It took 3 days to get it fixed. Is there anything that can be done to speed up response times?

Mr. Bennett: Our office reported it to DWP and it requires a lot of persistence.

**(J) Bill Christopher, Urban Concepts, on future plans for 20<sup>th</sup> Century FOX Studios. 323-966-2610. [bill@urban-concepts.com](mailto:bill@urban-concepts.com). The current studio is 53 acres, with 100 structures; 1.8 million sq ft of existing development. In 1993, we had 2500 people employed and now 4500 people are employed. That's a 3% annual growth rate. We are predicting 2.5% growth going forward. That means about 3500 more jobs over twenty years. We plan to add 1.1 million sq feet over this time for a total of 2.9 million sq ft. FOX will generate \$4.3 billion in economic output. \$4.5 million will go to the City in taxes. There will be \$1.5 billion in construction benefits. We are looking at six different development areas: 1. Along Ave of the Stars. 2. The Galaxy Parking Garage. 3. Older sound stages and office buildings in the central lot. 4 An Olympic frontage and new gate will be added at Century Park West, parking would be below ground and you can enter along Olympic. 5. Area near main gate to be redeveloped. 6. Area around satellites to be redeveloped. Additional details:**

**<http://planning.lacity.org/caseinfo/casesummary.aspx?case=CPC-2015-4364-DA>.**

**There are two alternatives for development:**

- 1. Concentrate the development at Ave of the Stars and Olympic, preserving lower structures on rest of lot.**
- 2. Distribute development over the whole lot and remove high-rise components. The idea is a 21<sup>st</sup> century media campus over the FOX lot. We are in competition with Google and Facebook media outlets for product and staff.**

**Ms. Broide: Are there any historic areas on campus?**

**Mr. Christopher: Yes...We filed application with the City in December that had the initial study and project description. The next step is scoping, probably in February. Traffic study is now just getting started. City has a new traffic model for just West LA. We will likely do our study with both VMT and LOS.**

**Ms. Burns: Little Overland has been downgraded to a collector street. It is not on the maps. But please be aware.**

**Ms. Shaw: Is there retail?**

**Mr. Christopher: There are restaurants for the employees.**

**Mr. Christopher:** The average car trips per day is 11, 470. The allowable trips from the City was placed at over 14,000 per day. We feel we have been good stewards and we have a good idea of what is going to and from the lot.

**Mr. Shabsis:** Does the studio get credit for being a good steward?

**Mr. Christopher:** Only in that the traffic count starts from 11,040 rather than 14,000.

**(K) Ms. Mason-Heller, Mobility Chair – Mobility West LA comments are due the 7<sup>th</sup> of March.**

**Ms. Broide:** This defines the list of projects that developers have to fund.

**Ms. Mason-Heller:** There are a couple bright spots (1) Westwood Blvd bike improvements will not remove traffic lanes. (2) There is a neighborhood protection program to encourage use of main arterials for traffic as opposed to small streets.

**Ms. Mason-Heller:** I was at the bike path meeting. The problem I saw was that this ball has not moved forward for years. The money seems to have eroded and the plan is still not there. In 2001, the path was fully funded; it seems tenuous now. It seems the City is still going to take the land from some of the homeowners. We have never said don't build a bike path. We have said make it great. They showed us three designs, which really boiled down to one plan. The best estimate is \$13 million, and it is going to go behind houses and then along Northvale road. It won't be the nice path it could have been. It will contain bright bollards. The other two plans were \$36 down by the tracks and a cantilever elevated platform for \$52 million. They don't likely have the money for these two options.

**Mr. Shabsis:** I agree with everything Colleen said. I have seen the change in discussion and they said they had money for a cantilever. Northvale does not look great. The trees are in bad shape. No landscaping. The fact they say they are going to give us plastic bollards is not a good thing. Parking is an issue on Northvale. We don't have a dedicated handicapped spot at Overland Elementary. The spot is located on the playground where the children play.

**Ms. Mason-Heller:** Cheviot HOA had a townhall meeting on January 6<sup>th</sup> that included a presentation from City Charter School. They are on Gateway and

seeking to be relocated at National and Motor. The traffic report was submitted and DOT made a determination. The HOA appealed because there are concerns such as obsolete traffic data being used in the study. Several of the intersections are in the WNC area and I am wondering why we did not get a copy? We want them to study more intersections. We have a request the comment date be extended.

Ms. Tippit: (to Mr. Bennett): Ask Jay why I did not get a copy for the board.

(L) Ms. Broide, Chair Trammell Crow Fund Committee - Barbara and Stacey have not met to discuss the issue yet. This item will be forwarded to next month.

Ms. Broide: The deadline for commenting on the City's budget is tomorrow.

(M) Ms. Broide – Small Lot Subdivision Ordinance amendments, CPC-2015-4499-CA.

The ordinance is about dividing single parcels of land into smaller parcels. Some of the development that has been occurring since the ordinance was introduced has not been positive. There will be a hearing on Wednesday, January 20 from 5:30-7:00 PM. Location: Felicia Mahood Multipurpose Center -11338 Santa Monica Blvd, Los Angeles, CA 90025. More info at: <http://planning.lacity.org/ordinances/ProposedOrdinances.htm>.

Some issues on this are good. They are proposing bigger setbacks than is currently the case. The deadline for comments is February 26.

Ms. Tippit: We will carry over this item then until February.

Ms. Broide: There are still problems with parking space size and driveway requirements. I will report next month.

(N) Ms. Broide – Legalization of Unapproved Dwelling Units Ordinance

This is about dwellings that were not supposed to be there. Comments are due January 22<sup>nd</sup>. There is a housing crisis in the city. There are 500 illegal dwelling units created per year in LA. They don't want to put people out of homes because

the units are illegal. They are trying to make the units that meet certain requirements legal. If made legal, they would need to be “affordable” units for 55 years. This is only for units constructed as of December 2015. 289 currently exist in the 5<sup>th</sup> district. More info at:

<http://planning.lacity.org/ordinances/ProposedOrdinances.htm>.

**Mr. Shabsis:** There might be issues with buildings predating records and inspections per an LA Times article.

**Motion by Ms. Broide** to support the UDU, but to assure there is a process for inspection and verification of the dwelling units and for long term affordability.

**Second: Ms. Burns**

**Passed,**

**Seats in favor: 1,4,5,6,7,8,9,10,11,12,13,14,15,16,17**

**Abstain-2,3**

**(O) Ms. Burns, Treasurer – Treasurer’s Report.**

**A telephone expenditure for \$45.97 was all that was spent in November.**

**Motion by Ms. Burns** to approve the MER for November 2015.

**Second: Mr. Spector**

**Seats in favor: 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17**

**Ms. Burns – A telephone expenditure for \$45.97 was all that was spent in December.**

**Motion by Mr. Spector** to approve the MER for December 2015.

**Second: Ms. Morocco**

**Seats in favor: 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17**

**Ms. Burns:** Doing the reconciliation, there is an outstanding amount for Freckles the Clown for \$250. Funding fell between two meetings and is still being worked out.

**Ms. Morocco:** In 2014-2015 monies for two checks went back to DONE. They were approved, but the checks didn’t get written. The amounts were for \$1499.98 (vote was 16-1) to FOWLA for (Baker to Vegas) police uniforms and \$500 (vote 13-0) to FOO for Math and Science Night.

**Motion by Ms. Morocco that we give the \$1499 to FOWLA for Baker to Vegas as an outreach mechanism that was originally promised.**

**Second: Ms. Burns**

**Seats in favor: 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17**

**Mr. Shabsis: I can check to see if the money for Math and Science Night is still needed.**

**Ms. Tippit: We will hold the vote over.**

**Ms. Burns: Let's put it on agenda for next month if necessary.**

**Ms. Morocco made a motion to fund Backblaze for computer backup for \$50 and going forward it will appear under yearly operations.**

**Seats in favor: 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17**

**(P) Elnie Vannatim's - FOX to sponsor the stage again for Pick Pico this year and is planning on a larger stage.**

**(Q) Ms. Shaw – Emergency motion on a pilot program shuttle from the EXPO Line to Century City.**

**In Century City, we have the issue of the first mile/last mile from the EXPO line. The Big Blue Bus takes 30 min. We have been trying to come up with way as a TMO to encourage people to take the EXPO Line to Century City. David Grannis with Point C is our consultant helping us to figure out what to do. We are looking to do a pilot program to see how it works consisting of two shuttles roundtrip every 15 minutes during peak hours. We are looking at Culver City Station right now because its built. We have picked an area on the lot for shuttles to pick up and drop off. Depending on how much funding we get, we will determine the programs duration. We would like a letter sent to Sheila Kuehl and Paul Koretz supporting the pilot program.**

**Ms. Mason-Heller: You need to come to the HOA before coming to the WNC. Most of this comes through Cheviot.**

**Ms. Shaw: It removes commerce.**

**Ms. Mason-Heller: No it doesn't. If the goal is to get to Century City there are other routes along main arteries.**

**Mr. Behrstock: What is the alternative? We need a discussion on North/South routes.**

**Ms. Mason-Heller: Why does it go down small collector streets?**

**Ms Shaw: We are trying to find the fastest route so that people will want to use the pilot shuttle. This is not the best route, but it's the best route now. We will probably go to Westwood Station if the pilot works out.**

**Mr. Shabsis: We need to get people from train stations to employment centers.**

**Mr. Rosenfield: Why is an emergency motion needed tonight? Is there a deadline?**

**Ms. Shaw: The application is due at the end of the month.**

**Ms. Mason-Heller: This is the first I heard about this and it should have come to community first.**

**Ms. Shaw: We should have come to you.**

**Mr. Spector: Can we do a Westwood Station motion because they may be open by the time of the pilot program?**

**Motion by Sarah to request an emergency motion for support letter.**

**Second: Mr. Burke**

**Seats in favor: 1,2,4,5,6,7,11,13,16**

**Seats Against:10,12,14**

**Abstain-3,8,9,15,17**

**Andrew speaking as a stakeholder. For conflicts, what is looked at is if it is benefiting an individual within a 500 ft radius.**

**Ms. Broide made a motion to vote in support of the Century City TMO proposed pilot program from Century City to the EXPO Culver City Light Rail Station. Once Phase 2 is open consideration be given for transfer of the pilot program to either Westwood or Sepulveda.**

**Second: Mr. Shabsis**

**Ms. Burns: We are seeing this for first time. This is detrimental to the WNC for people not to have had a chance to hear it and comment.**

**Ms. Tippit: Did this just happen yesterday?**

**Ms. Shaw: We'd been talking about it. Point C came to us in December and this week it came to my desk.**

**Ms. Morocco suggests a friendly amendment to support the concept.**

**Ms. Broide accepts the friendly amendment and makes a motion to support the concept of a pilot shuttle from the EXPO Line to Century City and encourages further neighborhood input.**

**Mr. Shabsis seconds again.**

**Seats in favor: 1,2,4,7,8,9,10,11,12,13,15,16,17**

**Abstentions: 3,14,**

**Recused: 5,6**

**Ms. Tippit: May 22<sup>nd</sup> is the day of the next Pick Pico. A meeting will be happening to discuss on Thursday, January 21st at Heyler.**

**Ms. Burns made a motion to adjourn at 10:42 pm.**

**Unanimous**

**Submitted: By Aaron Rosenfield, Secretary**