

Westside Neighborhood Council Governing Board/Stakeholder Meeting Minutes

Thursday August 10, 2017, 7:00 P.M.

Westside Pavilion 10800 W. Pico

Meeting Room A (3rd Floor behind food court)

1. WELCOMING REMARKS:

a. Call to Order

By Terri Tippit, WNC Chair

Call to order: 7:11PM

2. ADMINISTRATIVE ITEMS:

a. Board Roll Call

In Attendance:

Jae Wu (Seat 1)

David Anderson (Seat 2b)

Steve SPECTOR (Seat 4)

Brendan Kotler (Seat 5b)

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)

Thomas Borne (Seat 17b)

Craig Silvers (Seat 3b)*

*Arrived late

b. Review and Adoption July 13, 2017 Minutes

Approval of the July 13, 2017 Minutes: Minutes were reviewed with no additions or changes submitted.

Motion by Mary to approve the July 2017 minutes.

Second By: Jae

Seats in favor: 1, 4, 7, 8, 9, 11, 12, 13

Seats abstaining: 2, 5, 10, 17

Motion Passed

8 – 0 - 4

3. PUBLIC COMMENT ON NON-AGENDA ITEMS:

Comments from the public on non-agenda items within the Board's jurisdiction (Up to two minutes per speaker)

Brendan introduced Louis Schillace, Senior General Manager of the Westfield Century City Mall. Louis and Brendan discussed the major renovation of the Center which is nearing completion. They updated on the opening of 100,000 square feet of event space and 12 additional retailers. They noted that 90% of customers live and or work, or both, within 3 miles of the property and commented on the changing face of the retail marketplace. Louis commented on the growing number of restaurants including chef – driven operations which have inquired and will be joining the center and said they are amending the CUB to allow for six more restaurants with bar service.

Additionally they commented on the 24/7 state of the art security, parking keycard sign in and discussed the October 3 2017 Grand Opening.

4. PRESENTATIONS (discussion and/or possible action):

a. CF No. 15-0117 CPC-2016-4760-GPA Council District: 5 - Koretz CEQA: ENV-2016-4761-ND

The 2951 Midvale matter carried over from July 13, 2017. Before voting on this item CD5 was asked to assist, to find out when the property was changed from low density to medium density.

Noting that this item was carried over from last month for the Board vote only, not for discussion, Terri summarized that the plan came out in March, 1974 and the Roth's bought the property April 2, 1974. The father took over the property in 2008.

Terri updated that no transcripts of the planning department meetings to determine the zoning and zoning history in this regard were available; and as a result said we will never know for certain if this was a clerical error or not.

There was a brief background discussion and overview with the Board for those stakeholders attending, noting that this issue spans decades, it had been discussed at last month's meeting and that the Board had reviewed the title information which had been furnished. Terri requested as the subject property is in Sean's area, asked if he would like to comment and make the motion. Sean concurred and also stated we don't have any additional information or enough information. He presented the following Motion.

Terri on behalf of the WNC Board wished the family the best.

Item 4a.

Motion by Sean (Seat 9):

The Westside Neighborhood Council takes no position at this time on the August 10, 2016 Meeting Agenda Item 4a., (which was carried over from the July 13, 2017 WNC Meeting), CF No. 15-0117 CPC-2016-4760-GPA Council District: 5 - Koretz CEQA: ENV-2016-4761-ND, the 2951 Midvale property, regarding the property change from medium density to low density, because we do not believe that we have adequate information to support an informed decision.

Second by Stacy (Seat 10).

Seats In Favor: 12 (Seats 1, 2b, 4, 5b, 7, 8, 9, 10, 11, 12, 13, 14,)

Against: 0

Abstain: 1 (Seat 17b)

Motion Passed.

12 – 0 - 1

b. Proposed mixed-use project at 1855 Westwood Blvd. (old business from last year)

CF No. CPC-2016-3646-HD-VZC, VTT-74559, Council District 5 – Koretz, CEQA: ENV-2016-3647-EAF

Jim Ries gave a detailed presentation on the proposed ground up construction of a 5 story, mixed use apartment complex containing 33 apartment units, approximately 3,000 SQ. FT. of ground floor retail space, and two underground levels of parking on the above site. The building as proposed is 59 feet high with 3,725 square feet of open space. Jim explained that the City incentives to develop residential along with commercial in areas like this, noting the vesting zone change C4 to RAS 4 Residential Accessory Zone. There is 33,000square feet as presented with pedestrian access to a security lobby on the first floor. The two levels of parking include bicycle parking area.

The second floor, Jim noted, is the first residential floor of one and two bedroom units ranging from 750 square feet to 1,150 square feet. He added that floors 3 to 5 are residential with balconies for the units and that there is a roof deck facing towards Westwood with 65 feet along the back side of the building and 92 feet in the front.

Jim thoroughly reviewed the elevations and project renderings noting the commercial frontage along Westwood Blvd. activates pedestrian traffic with residential units above. He noted there are commercial planters on the patio space for the individual tenants for their and neighboring privacy.

Jim addressed that the building is 15 feet from the property line in the back of the building and there will be additional bamboo planted for privacy. He noted, that on the decks of the first floor residential there will also be additional and aesthetically pleasing landscaping for mutual privacy enhancement. Jim added that there will not be any displacement with the property and that it adds 33 housing units within 450 feet of rapid transit and that it is near major employment nodes in the area including Westwood and Century City thereby also helping to lessen traffic. There was a lengthy and detailed discussion of the boardmembers and stakeholders with detailed questions. The stakeholders speaking included:

Dr. Scot of 1800 block of Midvale; she noted her HOA has 14 residents. Her concerns included her property values, privacy, and the possibility of the project being used for Air B & B.

Dr. Phil Davis of 2100 block of Veteran; agrees with Dr Scot's concerns and the overall impacts on the current residents. He stated we don't want to be ignored.

Steve Rogers of the 2200 block of Pelham; echoes the views and concerns of both Dr. Scot and Dr. Davis. He said he opposes the up-zoning, the building height and feels this project as presented strains the infrastructure.

Nick Burns of the 2100 block of S. Bentley; spoke in favor of the project. He added that the concerns of the neighbors do have to be addressed and both sides should be open to considering a reasonable resolution. He added that this project would contribute to and there would be more spending for businesses at the local level.

Elizabeth Rosenson of the 1900 block of Midvale; spoke of similar concerns of privacy, property values and infrastructure impacts. She also expressed concerns as a parent with respect to the capacity and quality issues with the capacity, etc. of the area schools.

Jan Harmon of Glendon Ave. had similar concerns and is opposed to the height of the building. Additionally, Pat Tobias and Margaret Healy and other stakeholders had similar concerns that they want to have addressed.

The WNC Board members had a lengthy discussion with Jim on these and similar related issues. Jim addressed and responded to some of the concerns as time did not allow for detailed comments on all the issues brought forth.

David, Seat 2, addressed some of the concerns including privacy and offered a number of possible options which may assist in finding reasonable and workable solutions and mitigations for the project. Shannon asked and Jim confirmed that the units are all rentals. Colleen expressed the importance of outreach to area groups to get their concerns addressed. All agreed that traffic is always a major concern and an issue in our WNC neighborhoods which impacts us all. Brendan spoke of and addressed certain development rights. Also, he encouraged caution in looking at the project – i.e., for example, the code may not necessarily call for sufficient parking requirements, etc. Brennan also asked what could be built without a zoning change. He noted that the issues may lie with the City in looking at and assessing these things not necessarily one developer and that all should be examined. Terri asked Barbara to get her HOA's individuals concerns and responses.

Terri requested and appointed Colleen, Barbara and Dr. Scott to be the committee members to organize and get the concerns to Jim to address. Terri also noted that this will be back on the WNC's Agenda to address at an upcoming meeting and that the WNC Board will be taking a position.

c. Gelsons Market ZA2017-2497 CUB 10250 Santa Monica Blvd.

Application to add a small cafe operation to the existing supermarket which will be located within the existing building and patio area.

Bret Engstrom presented an overview and rendering of the project. He said the cafe will offer a selection of menu items, including beer & wine for on-site for consumption. Bret also noted the Café will operate with the existing Gelson's store hours and have 24 seats in their outside area. Stacy said she had delivered 90 letters in her area and received a few responses, with 5 yes and 3 no from those who responded.

Item 4c Motion

By Stacy (Seat 10)

That the Westside Neighborhood Council supports the Gelson's Market, ZA 2017 - 2497 CUB 10250 Santa Monica Blvd., application to add a small cafe operation to the existing supermarket which will be located within the existing building and patio area.

Second By

Colleen (Seat 12)

In Favor: 12

(Seats 1,2b, 4, 7, 8, 9, 10, 11, 12, 13, 14, 17b)

Motion Passed

12-0-0

Note

(Brendan Seat 5b had to leave - he left meeting prior to motion)

5. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS:

a. LAPD Senior Leads

Officer Ballasteros updated on the incidents of crime in the WNC area. He noted area burglaries, including 2744 Midvale where a statue was stolen and 2134 Veteran where a briefcase was stolen. Terri asked about the homeless situation on Coventry. Officer Ballasteros spoke in detail about the complexities in dealing with the ongoing and growing situation.

He noted that this is a complex ongoing problem situation; and, the officers work closely with the narcotics officers as a number of the homeless situations involve drug abuse. He said that the narcotics officers recently arrested two individuals who were at the Coventry location.

Officer Chris Baker was introduced; he is the SLO for the WNC area east of Overland which was Mario's area. His contact information is email 39796@LAPD.online and telephone 310 444 0740.

b. LA City Council District Representative

Jack Sripoona, Field Representative, is our CD5 Representative and liaison.

There was a discussion on the status and overall situation in moving forward on the Westwood Greenway. Terri commented that it is in disrepair and needs work including the overgrown weeds, etc. In discussion it was stated that 30 of the Conservation Corp are working on the overall clearing of brush and maintenance to clean up and clear the greenway. Marilyn said that we should bring the children who are working water; and Terri said to please let her know and she would help to arrange. Colleen noted that Jack has been most helpful with all things green in Cheviot Hills including tree trimming and planting.

Colleen discussed with stakeholders and board members that parking enforcement has begun with warnings being issued for violators on Beverly Glen Blvd. Tickets will be given out beginning on August 14 2017. Colleen explained that parking is not allowed on the driveway aprons, noting that the vehicles cannot touch the sidewalk or street areas, or tickets will be issued. DOT has a press release for more information.

Also discussed, was that the City has engaged in a massive Sidewalk Repair Program in part to repair and upgrade sidewalks and curb ramps adjacent to City-owned pedestrian facilities, so that they are compliant with applicable accessibility requirements. Street tree removals and replacements, along with utility relocations, may be needed, as well. He noted that the City may adopt policies and/or ordinances to assist in the administration of the proposed Sidewalk Repair Program and its objectives;

and to do this the City must engage in an environmental review of the project. A Notice of Preparation (NOP) and Initial Study (IS), which describe the proposed Sidewalk Repair Program and the anticipated scope of the Environmental Impact Review, are available for public review and comment at the following website, sidewalks.lacity.org/environmental-review-process. There are also area planning workshops for more information including one on August 24 from 6 to 9 pm in Westchester at the Center on 8740 Lincoln Blvd.

It was also noted that the sidewalk repair rebate has increased up to \$10,000. per criteria requirements.

There is a LA Department of City Planning Meeting on training regarding information on the City's planning, land use and zoning to be held on August 16 2017 at the Westchester Municipal Bldg. on 7166 W. Manchester Ave. from 6 – 9:30pm.

Also noted was the detour at Wilshire and Alpine which is scheduled to last for 2 – 3 weeks to accommodate the work in Beverly Hills for the Santa Monica Blvd. repairs and upgrade in process.

c. LA City, Government Agencies, Departments and DONE Representatives

Jasmine Alvarbarry, DONE, announced the Congress of Neighborhoods is on Saturday, September 9 at City Hall with all day workshops. Those interested can find detailed information on this informative event at CongressLA.com website.

Jasmine also said that DONE will decide on the timing for the Selection Elections by later this month and they will update us. She is going on vacation

6. BOARD REPORTS (including discussion and possible action items):

a. Treasurer, Shannon Burns

Monthly Treasurer's report on WNC's Funding Program account, including review and approval of Purchase Card's monthly statement--MER for July and August

Shannon reviewed the treasurer's report noting it was in-line and stating that the WNC had not received the credit card from DONE as of this date. She confirmed the WNC's opening balance is \$42,000.00, with a commitment for \$164.32, for a net amount of \$41,835.68.

Motion By Shannon (Seat 14)

The WNC approves the financial report as presented.

Second By Mary (Seat 11)

In Favor: 12

(Seats 1,2b, 4, 7, 8, 9, 10, 11, 12, 13, 14, 17b)

Motion Passed

12-0-0

b. \$102.05 for phone bill for two months

Shannon noted that Terri had paid the WNC telephone bill for 2 months and the phone was necessary for the WNC operations

Motion By Shannon (Seat 14)

The WNC authorize the payment for the reimbursement for the telephone bill paid in the amount of \$102.05.

Second By Mary (Seat 11)

In Favor: 12

(Seats 1,2b, 4, 7, 8, 9, 10, 11, 12, 13, 14, 17b)

Motion Passed

12-0-0

Shannon also noted that there is a new DONE funding request form. Terri confirmed for Lisa, that she does want the WNC to have the credit card from DONE.

c. Outreach, Lisa Morocco

Seat Representative Outreach requirements

Monthly activity reports from each seat representation

WNC website update

As Lisa is away, there was a brief discussion of the Board members that there is a need to have more information for the community stakeholders on the WNC's web site and the WNC Board members are needed to assist in facilitating this. We will have more discussion on this next month.

d. Neighborhood Purpose Grant for \$4,00.00 for Pico Pop-Up Event

Judy Julin, Publisher of Inspired Parenting Magazine and CEO of WOW Learning Labs, and affiliated with the Green Festival, presented an overview of the proposed Pico Pop Up Event. She stated that the event will be offering multi-generational health-enrichment programs which will take place simultaneously in 3 retail shops which will be in walking distance from each other along West Pico Boulevard. She added that there will be a 4th location, to be determined, which will be confirmed nearby.

She explained the event will include a grandmother's garden that she wants to open up to the children for planting, gardening and see-to-table learning. A trained garden facilitator will be on-hand to lead the program.

She added there will be outreach to WNC stakeholders that designated WNC businesses will also be able to take advantage of the additional attendees and offer specials that day for their businesses i.e., mini-spa treatments, healthy beverages etc. The festivities are tentatively scheduled to take place over a four hour period on Sunday October 8 2017 from 11AM to 3PM.

Judy said the event will cost \$4,000. and she will need funding support. There was a discussion of the event and the WNC's process in this regard. Shannon suggested that a request of \$500. was more appropriate given the WNC's budget and she also advised Jill that there were required forms necessary for the request and a process to be followed for same. Jill said she was open to doing so and willing to do what was required to be in compliance in making the request. She said she was new to this. It was suggested that this item be carried over and placed on the WNC's September Meeting Agenda to follow up.

ADJOURNMENT:

Motion by Steve (Seat 4)

Motion To Adjorn tonight's WNC Meeting.

Second by: Mary (Seat 11)

In Favor: 11

(Seats 1,2b, 4, 7, 8, 9, 10, 11, 12, 13, 17b)

Motion Passed

11-0-0

Note

(Shannon left at 9:51pm - prior to motion)