Ms. Tippit – Good evening ladies and gentlemen. Today is Thursday, March 9, 2017 the time is 7:07 pm and I would like to welcome you to the meeting of the Board of the Westside Neighborhood Council. My name is Terri Tippit and I am the Chair of our Neighborhood Council. Our Board is a representative body that is selected by area stakeholders in even years in November. If you would like more information or to become more active in our Neighborhood Council, please speak with one of our Board Members after tonight’s meeting or visit our website: www.wncla.org.

If you haven’t already and would like to be part of our mailing list and become more involved with the Neighborhood Council system, please sign up at the table located in the back.
During the meeting tonight, we will discuss the items listed on the meeting agenda in numerical order, unless I receive a request from a Board Member to take an item on the agenda out of order. Copies of the agenda and related documents are back there on the back table.

Should any Board Member have a conflict of interest at the time an agenda item is announced for discussion, the Board Member should identify the general nature of the conflict, indicate that he or she is recusing himself or herself from participating in the matter, and leave the room during the duration of the discussion of the agenda item.

Before we make a decision on any item, the public is provided with the opportunity to provide its comments on the item that we are considering. Public comment should be directed to the Board as a whole and not as an individual.

If you have general comments on an item that is not listed on the agenda, then you may provide us with your comment during the “Public Forum” as I have just told you. So you must fill out a speaker card sign in, so I can call you up.

Every person, since we have such a large crowd, will have (1) minute to speak on each agenda item. When a person is speaking, they are entitled to courtesy and respect. Please refrain from any other discussion in the room. If you wish to chat, then please take that discussion outside while the meeting is in session. We treat one another with respect. That means we act with civility and decorum. We are not going to be rude. We are not going to yell or speak out of turn.

A stakeholder is allowed to photograph, take pictures they want, videotape anything they want or audiotape. We ourselves are taping this meeting. Members of the public who interfere with the conduct of the Neighborhood Council meeting by willfully interrupting and/or disrupting the meeting are subject to be removed by a peace officer. Tonight we have SLO Ragsdale and SLO Gonzales. There they are back there. I will ask you now to please put your cell phones ringers to vibrate.

I want to read the guidelines for behavior at public meetings. The following was read:

Posted: Guidelines for Behavior at Public Meetings

1. We welcome stakeholder participation in our meetings. To ensure that our meetings are conducted in a civil and professional manner, we remind stakeholders that all meeting participants are expected to comply with our guidelines for behavior that include: (a) no personal attacks on each other or board members, (b) stakeholders may speak only when recognized by the Chair, and do not have the right to raise points of order, information, etc (these are a right and privilege for the board members); (c) no interrupting the proceedings, and (d) no loud or disruptive behavior.
2. Board members will adhere to their own published code of civility.

3. A stakeholder is allowed 1 minute, to present a public comment for the record. Public Comment should be directed to the Board as a whole and not to an individual. A reply from the chair is not required, and a lack of reply is not an indication of anything.

4. A stakeholder is allowed to photograph, videotape or audiotape the meeting. To minimize any disruption to the meeting, an area will be designated for recording equipment at each meeting. This does not preclude the use of small handheld devices at your seat as long as their use is not disruptive to the meeting.

5. If a stakeholder is disrupting the meeting, that person will be ruled out of order. Government Code Section 54957.9 If the disruption continues, the chair will call the stakeholder's attention to the posted California Penal Code Sections 403 and 602.1(b) notice, and may summon the assistance of law enforcement if the disruption continues.

There are signs back here what the process is if we have to remove you. Please, I hope people took the time to read what we posted on the wall. So we will begin tonight’s meeting by introducing the Board Members.
Jae Wu, Seat #1: [An owner, operator or an employee of a business located within the boundaries of San Diego Freeway (405), Century Park West, Santa Monica Boulevard, and Pico Boulevard.]

Lisa Morocco, Seat #2: [An owner, operator or an employee of a business located within the boundaries of San Diego Freeway (405), Century Park West, Santa Monica Boulevard, and Pico Boulevard.]

Lisa Tabor, Seat #3: [An owner, operator or an employee of a business located south of Pico Boulevard in the Westside Neighborhood.]

Ms. Tippit mentioned: Steve Spector (absent but on his way), Seat #4 – [an owner, operator or an employee of a business located south of Pico Boulevard in the Westside Neighborhood]

Brendan Kotler, Seat #5: [An owner, operator or an employee of a business located within the boundaries of Century Park West, Santa Monica Boulevard, Pico Boulevard and the Beverly Hills border.]

Elnie Vannatim, Seat #6 – alternate: [An owner, operator or an employee of a business located within the boundaries of Century Park West, Santa Monica Boulevard, Pico Boulevard and the Beverly Hills border.]

Barbara Broide, Seat #7: [A resident residing within the boundaries of San Diego Freeway (405), Beverly Glen Boulevard (homes on the west side of the street), Santa Monica Boulevard and Pico Boulevard.]

Terri Tippit, Seat #8: [A resident residing within the boundaries of San Diego Freeway (405), Kelton Avenue, Pico Boulevard and National Boulevard.]

Sean McMillan, Seat #9: [A resident within the boundaries of Midvale, Overland (excluding homes that are both on the east side of Overland and north of Northvale); Pico Blvd. and National Blvd. or residing on Dunleer Place or Coventry Place east of Overland.]

Stacy Antler, Seat #10: [A resident residing within the boundaries of Beverly Glen Boulevard (homes on the west side of the street), Fox Hills Drive, Santa Monica Boulevard and Pico Boulevard.]

Mary Kusnic, Seat #11: [A resident residing within the boundaries of Century Park West, Century Park East, Santa Monica Boulevard and Pico Boulevard.]

Colleen Mason Heller, Seat #12: [A resident residing within the boundaries of Overland Avenue (homes on the east side of the street) (except homes on Dunleer Place and on Coventry Place between Overland Avenue and Dunleer]
Place), Pico Boulevard, Motor Avenue (between Pico Boulevard and Lorenzo Place), Monte Mar Avenue, Anchor Avenue, Dannyhill Drive (excluding all homes on Dannyhill Drive), Club Drive, Forrester Drive (excluding homes on the south side of the street between Queensbury Drive and Cavendish Drive), Queensbury Drive (homes on the west side of the street), Patricia Avenue (homes on the north side of the street), Motor Avenue (between Patricia Avenue and National) and the Santa Monica (10) Freeway.]

Francesca Beale-Rosano, Seat # 13: [A resident residing within the boundaries of Queensbury Drive (homes on the east side of the street), Forrester Drive (homes on the south side of the street), Cavendish Drive, Bridlevale Drive, Danalda Drive, Club Drive, Dannyhill Drive, Anchor Avenue, National Boulevard, Santa Monica (10) Freeway, Motor Avenue (homes on the west side of the street) and Patricia Avenue (homes on the south side of the street), which Seat Thirteen Area is depicted on Exhibit A-1 attached to these Bylaws and incorporated by this reference.]

Shannon Burns, Seat #14: [A representative of Synagogues, Churches and other Religious Institutions in the Westside Neighborhood.]

Eric Shabsis, Seat #15: [A representative of Schools in the Westside Neighborhood.]

Lisa Tabor, Seat #16 [A representative of Non-Profit Organizations in the Westside Neighborhood.]

Aaron Rosenfield, Seat #17: [A representative of “At Large” Stakeholders.]

B) Approval of the February 9, 2017 Minutes: The minutes were reviewed and discussed. Changes were submitted regarding a clarification to the Council File pertaining to Measure M; it had an extra digit in it (14-03660 vs 14-0366). Also there was a clarification added to the update on the sale of Macys.

Motion by Mr. Rosenfield to approve the February 9, 2017 minutes.

Second: Ms. Kusnic

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

Seats abstaining: 2,3,6

Not in attendance: 4

13-0-3

Passed

C) Public Forum:

Ms. Tippit – I would now like to bring people who have said they would like to speak during public comment. I have one sheet here with Cynthia. You’re going to speak, oh with the police, yes. Is there anyone else because I do not have
anyone on this sheet? So, no else wants to speak about anything in particular? Okay, then we are going to move right ahead along.

D) Stalking Horse – Proposed Project located at 10543 West Pico Boulevard:
Ms. Tippit – Okay we will take item 4a. The Proposed Project located at 10543 West Pico Boulevard location formerly known as "Steingarten" will now be Stalking Horse". The site is already permitted and licensed for full line of alcohol. As allowed under Section 12.24 W 1 of the Los Angeles Municipal Code, the applicant is requesting a Conditional Use Permit to allow the addition of an on-site beer manufacturing use to a restaurant with on-site sales of a full line of alcohol including a 3,228 square-foot, 108-seat indoor dining area (89 dining and 19 counter seats), a 396 square-foot, 24-seat covered outdoor dining area and 102 square-foot, 8-seat uncovered outdoor dining area in the public right-of-way for a total of 3,787 square feet and 140 seats. Hours of operation will be from 11:00 am - 2:00 am, Monday through Friday and 7:00 am - 2:00 am Saturday and Sunday. No expansion of the restaurant floor area is proposed. What I just read is what they proposed.

Mr. Kotler recuses himself.

Ms. Tippit – Is there anybody here who would like to speak because I don’t have as speaker card list that anyone signed up. Did you sign up under 4a back there?

Ms. Broide – Terri, I did prepare a report from the Westwood South of Santa Monica (WSSM) Board meeting on Tuesday night.

Ms. Tippit – Well, we will hear their presentation first.

Ms. Margret Taylor, margaret@apex-la.com, 5419 Hollywood Blvd, 90027, representative of Stalking Horse – Good evening everybody. Great to see you. I know that you guys have a full agenda and have other item numbers on the agenda for this evening. I first of all want to say straight away that we have had some very good input from the community and before I have more time to follow up on that. We are not asking the Board to vote on this item this evening. But we are taking this opportunity to update the Board on the project via a presentation. I know some of you certainly came to hear that this evening. But if anyone wants to follow up with us, you are certainly free to do so afterwards. I don’t want anyone to feel rushed. Thank you Terri for the description of the request. I really appreciate it. She did a good job describing it. This is a property and if you are familiar with how the planning code works, early on in the planning code a restaurant that came in under the code did not require what is called a Conditional Use Permit (CUP) to do operation. And so until the City started to
require them, if successive restaurants came in under that sort of grandfathered status, you might have situations like this one where Steingarten, which was the restaurant before us, existed as a site without kind of the modern protected conditions that helped protect a surrounding neighborhoods from possible negative impacts. So I think that had a little bit to do with the restaurant that was there before us; they did not have these protected conditions. Those might include no authorized use of the property or the premises for parties that go on or live music, or things like that. So there is a lot of sort of modern protected conditions. We, similarly, because we are primarily a restaurant operation have, I am going to get started on our process, have pulled our building permits, have had our ABC license transferred under the old Type 47 alcohol license and with the same square footage, the same seat counts, a little bit less in the front patio because, for the newer local permit standards, we had to have a wider path of travel on the sidewalk. But otherwise, all of that is the same. This application is purely for the addition of microbrewery equipment under Type 75 ABC license. And that is very specific license type. It has to be tied to a full menu restaurant. The on site beer manufacturing is of a limited capacity; you are only making the beer onsite that is to be consumed onsite. There is not an offsite sales permit. So, you are not getting any growlers for example and you can’t do delivery, and loading, and transport and other things that might happen. So, it’s an unusual small capacity type operation. It’s really just to make sure that the beer we do have a right to sell is going to taste hopefully better. There are a couple other things we wanted to let people know right away that I think is an improvement over what was there before. There is an interior kind of open air dining area with 24 seats. That used to be closer to the rear of the property and it did not have as much structure between that interior open air patio and the structures to the rear. We actually brought that back and put in a new floor to ceiling wall. *Ms. Taylor points out changes on map.* There is more building; enclosed building. If you enclose something that was open air before it triggers new parking requirements, and its an existing site so we couldn’t do that through Building and Safety, but I think we have done a lot to make that better. That being said, we have done outreach the community; two HOAs. We had Paige walking the neighborhood. She has done three tours already. That has lead to some good conversations with residents. We have heard some very positive things. We have had some good questions that I think that will make the project even better. And we have had some very reasonable concerns that we want to explore and just take the time to do it right. There is a March 13 public hearing currently scheduled. We have already given copies to the Board. We have put into the public file the request to keep the file open. So, the hearing will be March 13, but we are asking the file be kept open until April 17th, so that we can continue our conversations and pursue
some things that the residents asked us to and also follow up, have another
meeting here at the Board so we have the benefit, knowledge and that information
can get into the public file. We are just happy to do it right. We are very
appreciative of everyone who has taken the time to give us comments so far. One
other thing that is kind of a natural question when you are putting a microbrewery
in by residential is potential odor; air quality issues from that. We just wanted to
assure everybody that SoCal Air Quality Management District requires a specific
permit. We have already given that language from the SoCal Air Quality
Management District as an additional volunteer condition. We are being very
transparent assuming that needs to be done, planning on it. In terms of an odor,
there is not any additional odor than one would expect with a restaurant next
door. That being said, we are happy to have some specialists that live right
nearby, that are in the industry. Parking, again, it is an existing historic
restaurant. The beer manufacturing equipment in-of-itself would not change
parking demand. But regardless, we want to work with the neighbors to see if we
can’t find some opportunities for leasing parking. Maybe working with some
businesses on their off hours to at least try to improve the parking. I think the
process is working well. We are establishing strong relationships with our
neighbors. Executives with the restaurant were introduced. They have been at
every meeting, are walking the neighborhood and are excited about Pick Pico. I
am happy to take questions from the Board.

Several Board Members – No, no.

Ms. Taylor – I will not do that.

Ms. Tippt – What we do at this Board is we want to hear from you (the public)
first. We always take the public’s comments first.

Jennifer Luong – 10538 Almayo Ave: The neighbors and I had a terrible
experience with Steingarten. They were open only until to 10 or 11, but had many
noise complaints. Steingarten also had an outdoor patio and I can show you
where it used to be. The new outdoor patio is now almost 50% bigger and there
was never an outdoor patio fronting Pico. With all this outdoor space, we are very
concerned about more noise emanating to the neighborhood. Also with the
extended hours requested, which is much longer than other restaurants in the
neighborhood, the longer hours exacerbate noise problems and the longer hours
also exacerbate the lack of parking. They only have one parking space, like the
prior restaurant. However, based on the longer hours and the new uses adding
more patio and microbrewery, they should no longer be considered grandfathered in under previous rules.

Marsha Barron, 10531 Alamayo Ave – We met with Margret and company. I live on Alamayo. Aside from the noise there is 2 hour parking and permits. After 6 pm people can park there for any length of time. The valets park there or people park there for free because there is no other parking. At 2 AM in the morning having people getting their cars is not acceptable. So we are asking for shorter hours. The weekend hours are not acceptable; there are kids and it’s disturbing. Parking and noise are major issues. When the restaurant closes at 2 AM there is still clean up and noise after that.

Lilly Wilen – 10517 Almayo Ave – When Steingarten was a business, around 10:30 or 11, I would here loud noise. I had to call the police numerous times and they did not respond very fast and that goes on until like 11:30. They are asking to extend the hours. That is unbelievable. The open patio is even larger and the noise is going to be unbelievable. I could not believe this is going to happen to us. Happy Steingarten went out of business.

Scott Harris – 10553 Almayo Ave – I am glad to hear it is going to be an odorless facility. Glad it won’t stink. Steingarten was loud. I live on north side not directly across the alley. I am a professional musician and my hearing is shot; if I can hear it, it’s loud. Parking: It seems like an ambitious plan and this is going to impede on the residents. We don’t want to be that community that is crying at 2 o’clock at night.

Ms. Wilen (on behalf of parents) – My parents are both elderly…

Ms. Tippit – I am sorry they have to be present to talk, they are not in the room. They can write a letter.

Ms. Wilen – They did.

Ms Tippit – Then their voice was heard.

Ms. Dox – Were there problems when the restaurant was owned before Steingarten?

Ms. Tippit – Has this site been a disturbance site?
Officer Ragsdale – We would have to check the records.

Ms. Tippit - Jennifer do you know?

Ms. Luong – I will defer to Mike…

Mike Heldman, resident on Almayo Ave – I live directly behind the restaurant. I have been there 16 years. My memory was it was better under Kayndaves. We are comparing different things; they were not open until 2 AM. 2 AM is out of place for this neighborhood. We are the neighborhood Echo Park people move to when their kids are school age. It's out of character with the neighborhood.

Ms. Wu – Have you considered permit parking after 6 pm?

Ms. Tippit – I would suggest you talk to CD5 who is here tonight.

Mr. McMillan – Are there additional steps for noise mitigation?

Ms. Taylor – We want to explore noise attenuation. There is more substantial wall buffering and the seat count is the same for interior. We want to make sure nobody goes out the back door after a certain hour. We could alter the hours for the interior dining area. We think a lot of the neighbors have good ideas.

Ms. Antler – None of the other businesses are open that late. Why do you think it would be a good idea? It has not been established.

Ms. Taylor – To plan a business is a substantial investment. It’s difficult to go through to modify hours later; so it allows flexibility. We are looking at alternatives. That’s a practical side; you don’t want to shoot yourself in the foot. These are experienced business people. Can look at hours. Maybe we can have the interior or the outdoor area close earlier.

Ms. Morocco – I am pretty sure that some businesses are open until 2 PM. Possibly Wellesbourne and Bossa Nova.

Ms. Taylor – Part of what we have to look at is our competition.

Ms. Tippit – Look at the hours again. The 7 AM hour you should really look at. We won’t take a position or action on this tonight per your request. Those who want
to go to the hearing, you are welcome, but we won’t be there as a Neighborhood Council either way.

Ms. Luong – Margaret says the patio has not changed. The floor plan says 271 sqft is the initial and 498 sqft is proposed.

Ms. Tippit – I would suggest you meet with Margret now to discuss this because we are not taking a position tonight.

Ms. Broide – I did pass out a report (below). There was a strong showing of residents at our meeting. When projects come to us, we prepare a notice to invite people to the Board meeting. It took place Tuesday night. Noise, parking, operating hours and aroma were the concerns. We are grateful you are requesting for a continuation. We are waiting until the neighbors have a chance to work with you and come up with solutions. So we are grateful for that.

Ms. Tippit – Thank you for coming and we will have you on the agenda for next month.

*Materials presented by Ms. Taylor:*
Request:

- Conditional Use Permit
  - Adding a microbrewery for on-site beer manufacturing use secondary and ancillary to the primary use of restaurant with on-site sales of full line of alcoholic beverages.

- Background:
  - Already have an issued ABC Type 47 license for restaurant with full line of alcohol sales
  - No CUP on site - or CUP conditions
  - If CUP approved — new CUP with modern conditions of approval, and new Type 75 ABC license

About a Type 75 license:
ON SALE GENERAL – BREWPUB - (Restaurant) Authorizes the sale of beer, wine and distilled spirits for consumption on a bona fide eating place (full menu restaurant) plus a limited amount of brewing of beer. This license does not authorize the sale of alcoholic beverages for consumption off the premises where sold. Minors are allowed on the premises.

Square footage and Seat Count:

- Approximately 3,726 sq. ft.
  - 3,228 sq. ft. interior dining area
  - 396 sq. ft. open air dining area (interior to restaurant)
  - 102 sq. ft. outdoor patio (public right of way in front)
- 140 seats TOTAL
  - 108 seats
  - 24 seats
  - 8 seats

Misc additional facts:

- No expansion of floor area
- No off-site sales permitted for a Type 75 license
- The beer manufactured only serves this restaurant – very low capacity
- Interior open air dining is in middle of restaurant with enclosed restrooms, storage and office in rear
  - Steingarten’s inside patio was 17 feet from alley, ours is 25 feet from alley with a new 15-foot floor to ceiling wall to additionally buffer sound
- No live entertainment/dancing
- In agreement with LAPD conditions except requesting operation before 11:00 am SAT/SUN

Hours:

- Originally Requested 11 am – 2 am, Monday through Friday and 7 am – 2 am Saturday/Sunday

Outreach:

- Individual outreach 3 nights via door-to-door walking the neighborhood, two HOA meeting presentations. Discussions are continuing and we look forward to updating you at the April 12th meeting.
January 20, 2017

Linn Wyatt
Chief Zoning Administrator, Office of Zoning Administration
City of Los Angeles
200 North Spring Street, 7th Floor
Los Angeles, California 90012

To Administrator Wyatt:

The West Los Angeles (WLA) Area Unit, Los Angeles Police Department, has reviewed the Conditional Use Permit (CUP) staff report for 10543 W. Pico Boulevard (Stalking Horse). Stalking Horse is requesting a conditional use permit to allow the addition of a microbrewery use and ancillary to the operation of a new tenant 3,228 sq. ft. interior (89 dining and 19 counter seats) restaurant with a 396 sq. ft., 24-seat uncovered interior patio and 161 sq. ft., 8-seat covered outdoor front patio in the public right of way for a total of 3,787 sq. ft. and 140 seats. Stalking Horse plans to operate from 11:00 am to 2:00 am, 7 days a week.

The Los Angeles Police department is not opposed to the CUP, but requests that the conditions on the attached pages be imposed on the location. These conditions will assist the Department in maintaining the quality of life of the surrounding residential and business communities.

If further information is needed, please contact Sergeant II James Gaffney, Officer-in-Charge, WLA Area Vice Unit, at (310) 444-1514.

Very truly yours,

CHARLIE BECK
Chief of Police

Tina M. Nieto, Captain
Commanding Officer
West Los Angeles Area
ATTACHMENT

CONDITIONS REQUESTED

1. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

2. Alcoholic beverages shall not be served and or consumed outdoors which could constitute a problem with alcoholic beverages being consumed on the public street. This will assist with maintaining the quality of life of the surrounding residential and business communities.

3. Hours of Operation shall not exceed 1100 am to 0200 am, 7 days a week.

4. The establishment shall not be operated where an admission is charged at the door or other manner similar to a nightclub or after-hours establishment.

5. No live entertainment or dancing is permitted, unless the business has a valid Café Entertainment/Show Permit granted by the City of Los Angeles Police Commission.

6. A 24-hour “hot line” phone number shall, be provided for the receipt of complaints from the community regarding the subject facility and shall be:
   - Posted at the entry.
   - Posted at the Customer Service desk.
   - Provided to the immediate neighbors, schools, and local neighborhood council groups.

7. The property owner/operator shall keep a log of complaints received, the date and time received, and the disposition of the response. This shall be available for inspection by the Department.

8. Within 6 months of the effective date of this determination, all personnel acting in the capacity of a manager, bartender, and server of the premises shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department. The applicant shall contact the WLA Vice Unit of the Los Angeles Police Department and make arrangements for such training.

9. The premises shall be maintained as a bona-fide restaurant with an operating kitchen and shall provide a menu containing an assortment of foods normally offered in restaurants. Food service shall be available at all times during normal operating hours.

10. Any alcoholic beverage sold or dispensed for consideration shall only be for consumption on the premises and shall be served at tables or sit-down counters by employees of the restaurant.
11. Alcohol sales shall be incidental to food orders only. Drink orders shall only be taken in conjunction with a food order.

12. The only on-site advertisement indicating the availability of alcoholic beverages shall be the posting on a menu.

13. There shall be no bar or lounge area upon the licensed premises. The main purposes and use of the facility shall always be a full service restaurant.

14. No “Happy Hour” type of reduced-price alcoholic beverage or “2 for 1” promotion shall be allowed at any time. Discounted food promotions are encouraged.

15. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department and City Planning.

16. No pennants, banners, ribbons, streamers, spinners, or balloon signs shall be permitted.

17. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The applicant shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be available to the Department upon demand.

18. No employee or agent shall be permitted to accept money or any other thing of value from a customer for sitting or otherwise spending time with customers while in the premises, nor shall the licensee(s) provide, permit, or make available, either gratuitous or for compensation, male or female patrons who act as escorts, companions, or guests of and for the customers.

19. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while in the premises.

20. Applicant shall not allow the premises to be used for private parties.

21. Applicant shall not require an admission charge or a cover charge, nor shall there be a requirement to purchase a minimum number of drinks.

22. There shall be no karaoke, disc jockey, topless entertainment, male or female performers or fashion shows.

23. Amplified recorded-music shall not be audible beyond the area under the control of the applicant.

24. There shall be no pool tables, coin-operated games, or video machines permitted on the premises at any time.
25. There shall be no dancing allowed on the premises.

26. The subject alcoholic beverage license shall not be exchanged for a public premise type license nor operated as a public premise.

27. No obstructions shall be attached, fastened, or connected to the partitions or ceiling to separate the booths/dining areas within the interior space of the licensed premises.

28. The applicant shall not maintain or construct any type of enclosed room intended for use by patrons or customers for any purpose, except for the restrooms. There shall not be any type of VIP Room or similar type of room on the premises.

29. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises. No open alcoholic beverages shall be taken out of the restaurant.

30. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.

31. Applicant shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment.

32. Applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes / cigar butts.

33. Loitering is prohibited on or around these premises or the area under the control of the applicant.

34. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.

35. The business operator shall install and maintain at each point-of-sale an age-verification device to preclude sales to minors.

36. A 6-month review/inspection shall be conducted to ensure permittee’s compliance with all operating conditions.
lunch & dinner menu

baked camembert
coldwater canyon honey
fresh rosemary & thyme, toasted bread

yorkshire pudding
roasted hen of the woods, onion gravy

colcannon croquettes
mashed potatoes, leeks, cabbage, kale
pub mustard

potted shrimps
Irish butter, fresh lemon, cayenne
bay leaf, toasted bread

french onion soup
toasted croutons, gruyere cheese

london particular soup
smoky split pea soup
served with toasted bread

dipping fries
basket of seasoned fries
pub mustard, malt vinegar aioli

fine food and ales

CORNISH PASTIES
- traditional savory pie in the Cornish way -
- some liberties taken - all can be made vegan -

traditional
steak, potato, onion, rutabaga

steak au poivre
steak, potato, leeks, pepper cream sauce

lamb and apricot
lamb, potato, onion, apricot chutney

chicken and leek
chicken breast, potato, leeks, peas
creamy mustard sauce

philadelphia cheesesteak
thin sliced steak, onions, sweet peppers
mushrooms, cheddar sauce

tikka masala
chicken breast, potato, red peppers
 tikka masala sauce

chicken pot pie
chicken breast, potato, carrots
celery, onion, green peas
white gravy

spring greens
pea tendrils, radishes, asparagus tips, fennel
apple vinaigrette

house kale caesar
black kale, romaine, radicchio
croutons, caesar dressing

root salad
baby greens, beets, radishes, carrots
walnuts, black garlic dressing

esb battered fish and chips
alaskan cod, traditional mushy peas
coleslaw, tartar sauce, chips

stalking horse burger
smoked bacon, grilled onions
blue stilton, rocket, HP mayo

american burger
shredded lettuce, white onion, pickle
tomato, american cheese, thousand island

braised beef cheek
roasted carrots, green peas
graineed potatoes

- Not all ingredients are listed on menu.
- Please alert your server to any food allergies.
- Consuming raw or undercooked meat or seafood
  can increase the risk of foodborne illness.

10543 W Pico Blvd.
Los Angeles, CA 90064
747 - 241 - 8200

A suggested gratuity of 20% will be added to parties of 6 or more.
WSSM Report to WNC re: Stalking Horse

At the Tuesday, March 7th meeting of Westwood South of SM Blvd. HOA, the Stalking Horse agenda item was heard. Representatives of the Stalking Horse, including two individuals (one of whom has been walking the neighborhood to talk with neighbors), and project expediter Margaret Taylor were present to brief neighbors, the Board and those in attendance of their plans for the former Steingarten Restaurant.

The new owners have filed a Conditional Use Permit application. Their case number is: ZA 2016-4513 CUB and there is a zoning administrator's hearing on Monday, March 13th, 10:30 am at the WLA Municipal Building, 1645 Corinth Ave., Room 200, LA 90025. LA City staff contact: Nick Ayers - 213 202-5438, Nicholas.ayers@lacity.org. While the property "comes with" a Type 47 license for a restaurant with full line of alcohol sales, the microbrewery requires a Type 75 license: On Sale General-Brewpub.

Their request: As allowed under Section 12.24 W 1 of the Los Angeles Municipal Code, the applicant is requesting a Conditional Use Permit to allow the addition of an on-site beer manufacturing use to a restaurant with on-site sales of a full line of alcohol with a 3,787 square-foot, 106-seat indoor dining area and 498 square-foot 32-seat outdoor dining area, of which 102 square feet is uncovered on the front sidewalk (8 seats) and 396 square feet is patio interior to the restaurant (24 seats). Hours of operation will be from 11:00 am – 2:00 am, Monday through Friday and 7 am – 2 am Saturday and Sunday.

As we do with projects proposed for our area, WSSM created a flyer to be distributed to neighbors on the adjacent block and nearby neighbors; it was distributed by hand the weekend before the meeting (see attached). Attending the meeting specifically for the Stalking Horse agenda item were 8 immediate neighbors to the project and a handful from nearby streets (Ilona, Patricia, Prosser). In all, 28 individuals heard the presentation and participated in the discussion. It was explained that the project would also be presented at WNC Thursday night (and some neighbors who may not have come Tuesday may afford themselves the opportunity to be heard then).

As there is little time to resolve issues raised prior to the scheduled Planning Dept. Zoning Administrator's hearing that will take place this Monday, 3/13, we have asked that there be a request made for a continuance where additional information can be submitted to the Zoning Administrator.

The following issues were raised and identified as problems that existed with the prior establishment and are feared to continue and/or be exacerbated with the new concern:

a) Noise: The outdoor patio had been an ongoing source of noise at Steingarten which was particularly problematic late at night. There were concerns raised that the addition of the rear wall adjacent to the rest room area will not mitigate the noise and there were requests made for options (a cantilevered covering for night use, full enclosure (not possible due to triggering of new parking conditions). Others? (It was noted that a WSSM member/resident present at the meeting is a professional acoustic/sound expert and could be retained for assistance.)

Noise from staff clean up at closing time was noted as a disturbance. The later the Stalking Horse stays open, the later the clean up noise in the alley. Noise from patrons returning to their cars late at night in front of residences to the north after a few drinks was also noted as a neighborhood issue.

Comments added after meeting: When will deliveries be made? Where will deliveries be made? Trash pick up arrangements? Can specific windows for these support services be established?

b) Parking: This property has the benefit of grandfathering from its original entitlement which includes operation without the number of parking spaces normally required for a similar concern. There is one ADA space at the rear and perhaps one (or two) additional spaces(?). Local employees will be sought to encourage the ability to reach work without a car and discounts will be given to employees to take transit. However, that still leaves those employees who drive and patrons who drive and do not walk, ride or Uber/Lyft to the site. Neighbors requested project reps to seek an arrangement for off site parking at a nearby business that is
c) Hours of operation: There was a question as to how the Stalking Horse can be looked at as a neighborhood family restaurant when the hours run until 2 am nightly which make it sound more like a bar. There was uniform opposition to the hours of operation as proposed, including 7 am opening on weekend mornings. The possibility of soccer game viewing on weekend mornings was not well received... big screen tv? sports bar? were concerns raised. There was question as to whether it was reasonable to compare the Stalking Horse to John O’Groats and Food with their early weekend hours. What is the difference? Early closing hours. (If open 7 am to 2 am the restaurant would be closed/empty after clean up for barely 4 hours.)

d) Smell/aroma/odor: This was a concern specific to the operation of a microbrewery. Project reps stated that there are strict AQMD requirements for the venting of brewery emissions. Resident question remained: What if there is a problem after the project is fully entitled?

The LAPD has issued a letter with 36 recommended conditions that was transmitted on Jan. 20 to Chief Zoning Administrator Linn Wyatt.

Action: A suggested walk through with interested/concerned neighbors to view changes in the physical layout-particularly of the patio and new rear wall. No action until the issues noted above have been addressed. Request to ZA to hold the file open for time to address these issues.

Applicant requested to request file to remain open after hearing to allow for problem solving directed toward the issues of noise, parking and hours of operation.

Request when ruling is issued that there be an opportunity to return for review of the project and new microbrewery at an established time after the business has been in operation for a set period of time with the brewery equipment in operation.

TO: Almaya Avenue Neighbors
FR: Westwood South of 5M Blvd. HOA (WSSM)
RE: Pending project at 10543 W. Pico Blvd.

Case Number: ZA 2016-4513 CUB / Hearing date: March 13, 2017

A new restaurant “Stalking Horse” is taking over the former “Steingarten” Restaurant location at 10543 West Pico Blvd. While that location is already permitted and licensed for full line of alcohol, a Conditional Use Permit is required to add a microbrewery use to the location. No off-site liquor sales or expansion are proposed. The microbrewery will only produce craft beers for sale at the restaurant.

The owners have filed a Conditional Use Permit application. Their case number is: ZA 2016-4513 CUB and there is a zoning administrator’s hearing on Monday, March 13th, 10:30 am at the WLA Municipal Building, 1645 Corinth Ave., Room 200, LA 90026. LA City staff contact: Nick Ayers - 213-202-5438, Nicholas.ayers@lacity.org

Their request: As allowed under Section 12.24 W 1 of the Los Angeles Municipal Code, the applicant is requesting a Conditional Use Permit to allow the addition of an on-site beer manufacturing use to a restaurant with on-site sales of a full line of alcohol with a 3,787 square-foot, 108-seat indoor dining area and 498 square-foot 32-seat outdoor dining area, of which 102 square feet is uncovered on the front sidewalk (8 seats) and 396 square feet is patio interior to the restaurant (34 seats). Hours of operation will be from 11:00 am to 2:00 am, Monday through Friday and 7 am – 2 am Saturday and Sunday.

Note: One email indicates hours of 11 am – 2 am daily and an earlier email indicated a 7 am opening on weekends. (They may have already dropped the early weekend opening hours.)

The project representative Margaret Taylor (C: 310.398.3740, margaret@apex-la.com) will be presenting the project and its details, entitlement process, etc. at the Tuesday, March 7 WSSM Board meeting. We will review the project and with input from neighbors meeting (Westside Pavilion, 1st floor next to Hallmark, 7 pm). You are welcome to attend either or both meetings.

You are invited to attend to learn more about the project, review project documents and to ask questions.

DATE: May 3, 2016 TIME: 7:00 pm
PLACE: St. Timothy’s Church-Pico & Beverly Glen - Basement Chapter Meeting Room - Access is from the alley behind the church off Beverly Glen. Look for a short flight of stairs going down after a stairway that goes up. Parking is available on Beverly Glen and nearby residential streets.
Mr. Kotler is reseated.

E) Treasurer’s Report:

Ms. Morocco – All Neighborhood Councils, 95 in the City, are chartered and funded by the City of LA. We get $37,000 a year to get into the nooks and crannies of this neighborhood; to do what we think is best. To do things like buying books for libraries, furniture for schools, events like Pick Pico. We will be getting an additional $5,000 this year, so our total budget will be $42,000 this year and probably at our next meeting we will be entertaining ideas on how to spend that money.

Ms. Burns: For February, we had a beginning balance of $18,163.43. We deposited funds of $5,000. Cash spent this month was $534.40, for a remaining balance of $22,629.03. We have outstanding commitments of $3,649.98.

The MER was presented as follows:
Motion by Ms. Burns to approve the Purchase Card’s monthly statement MER for February as presented.
Second: Ms. Morocco
Seats in favor: 1,2,3,5,6,7,8,9,11,12,13,14,15,16,17
Not Eligible: 10
Not Present: 4
15-0-0
Ms. Morocco – We have done Take Me Home Days the last five years at the mall. We brought in local animal shelter groups and tried to home them usually over four consecutive Saturdays. We ran out of time this year. We are holding it over with hopes we can get that accomplished. There is a possibility we will not get to Take Me Home Days this year. That would be $500 dollars that would go back into the coffer.

F) LAPD SLO Chris Ragsdale – I am here on behalf of SLO Ballesteros. Similar things are going on here to up North in West LA. Residential burglaries are going on. There has been high profile sports people and actors/actresses. Everyone needs to be aware of what is happening. There needs to be affirmative steps to deter. They are from what we call knock-knock burglars. They go to the front door to determine if someone is home. They do not go door to door to door. They select a house and if nobody responds, then they break in the back. We know because there have been incidents were suspects discovered somebody was home and they did flee. So no incidents of escalation with a homeowner. If you are home, we recommend you to have contact. We also recommend the camera door bells. You get an indicator someone is at your front porch. You can be out of the country and speak to people from your cell phone. Have the same level of detection for side yards. If you get the same level of detection on a side yard, it is now a 911 call. Look at your whole security. An alarm is good and recommended, but the technology is there to give firm recognition of what is going on. An alarm goes off and police do not get there fast enough. If you are out of the state, you can put direct dials to the area in your cell phone. Late morning until 9pm is where we are seeing this. We are not seeing an indication of people being armed, but that does not mean they aren’t. I just saw in the news tonight that the City of San Marino has had 26 burglaries. These are crews. From time to time we get street robbery series that occur. Stolen vehicles and break-ins. We know that at night time people are walking through our neighborhoods checking door handles. The key here is not to have anything in the car. People will go driveway checking for unlocked cars. Community Events – There is a Neighborhood Watch meeting Thursday March 30 here at Westside Pavilion right here (1st floor next to Hallmark) at 6:30 PM. More info: http://wncla.org/wp-content/uploads/2017/03/B-W-Neighborhood-Watch-Mtg-Flier2-page-001.jpg. Your SLO will be here for that. Secondary event – “Coffee with a Cop,” also here (Westside Pavilion) on third floor by the Food Court, Tuesday March 28 from 9-11 AM.

Member of the public – Have there been reduced patrols because I have not seen a patrol since Christmas? Before that I saw a lot.
SLO Ragsdale – The short answer is no. West LA is 64 sq miles. Malibu to Mulholland to La Cienega. We do have limited resources because compared to other divisions, we don’t have a lot of crime; mostly property crime. We are watching the trending and analyzing from which we design crime reduction strategies. We can allocate day to day or week to week. If you are not experiencing a lot of crime, you might not be seeing as many police. Motor cycles track traffic patterns out of West Traffic.

Event Flier:

LEARN HOW YOU CAN HELP PREVENT CRIME

NEIGHBORHOOD WATCH
COMMUNITY MEETING

Thursday, March 30
6:30 PM Westside Pavilion, 1st Fl
(next to Hallmark near Macy’s)

Speakers:
Rick Ballesteros, WLAPD, Senior Lead Officer
Juan Ceja, Pacific Division, Senior Lead Officer
Eddy Lemon Community Relations Division
Sgt. Carter WLA Homeless Task Force
Veronica De La Cruz LA City Attorney

Ms. Broide – There is an Emergency Preparedness Expo by the Century City Chamber of Commerce. April 12, 11:00 AM - 2:00 PM, Century Park, 2000 Avenue of the Stars, Los Angeles, CA 90067. More info: https://centurycitycc.com/event/emergency-preparedness-expo/.

Ms. Tippit – We are having a Neighborhood Watch event on March 30. We are flying my area. If you are interested in preventing crime. Cynthia came to us because she experienced crime and wanted to do something about it. She came
to us and said I would like to partner with you, so we could reach more people.
March 30, 6:30 PM.

Cynthia Saffir – The Neighborhood Watch training is open to everybody. We hope people who attend will become block captains and co-captains. It’s not clear who is paying for materials for this. SLO Ballesteros mentioned some booklets and they seem to be good. How to start and maintain a healthy Neighborhood Watch program. I don’t know how many people will come. 12 people have already signed up. If 60 people show up, booklets would be about $200. There are other booklets on home security and emergency preparedness, which would be around $525 for 60 people. If you don’t want to add the handbooks, maybe we should offer them for sale at Pick Pico? Right now we have no resources to buy materials.

Ms. Tippit – Who would be responsible for doing the work on this?

Ms. Saffir – The material is in Santa Fe Springs and it is cheaper to pick up the materials.

Ms. Tippit - If each seat can get more than 10 people. I was expecting more than 60.

Ms. Saffir - The sales increments are I believe in 30.

Ms. Morocco – If you are interested in taking it to Pick Pico, we could up the numbers and it gets cheaper.

Mr. Shabsis – If we have them at Pick Pico are we selling them to individuals? We don’t have a mechanism to accept money.

Ms. Morocco – We will have to have a conversation about it.

*Info on proposed Neighborhood Watch training materials handout:*
PROPOSED NEIGHBORHOOD WATCH TRAINING MATERIALS

RECOMMENDED HANDBOOKS
PUBLISHED BY THE NATIONAL NEIGHBORHOOD WATCH INSTITUTE:

1. How to Start (and Maintain) A Healthy Neighborhood Watch Program

ON THE INSIDE
How To Start a Neighborhood Watch Program .................................. 2
First Start-Up Meeting ................................................................. 5
Follow-Up Meetings ................................................................. 6
Meeting Topics ......................................................................... 6
Typical Meeting Agenda .............................................................. 7
Keeping Your Neighborhood Watch Group Active ......................... 8
Benefits of Neighborhood Watch ...................................................... 11
Meeting Announcement Flyer ......................................................... 12
Samples of Vital Paper Work ......................................................... 13
Catalog of NNWI Materials .......................................................... 14
Order Form ................................................................................. 16

Cost:
1-29 $2.00 each
30-149 $1.20 each

2. Participants Handbook

ON THE INSIDE
Get Involved with Neighborhood Watch ........................................... 2
Benefits of a Neighborhood Watch Program ..................................... 3
How and Why Neighborhood Watch Works ..................................... 4
History of Neighborhood Watch ..................................................... 6
Know Your Neighbors .................................................................. 7
How to Observe ......................................................................... 8
Recognizing Suspicious Activities .................................................... 10
Recognizing Suspicious Sounds ....................................................... 14
Directions and Locations ............................................................... 15
Suspect Identification .................................................................. 16
Vehicle Identification .................................................................. 18
Phonetic Alphabet and License Plates ............................................. 19
Reporting a Crime ...................................................................... 20
Calling 9-1-1 ............................................................................ 21
Participant’s Responsibilities ............................................................ 22
NNWI Family Data Sheet ............................................................... 23
NNWI Family Data Summary Sheet ............................................... 24
NNWI Telephone Tree ................................................................ 25
NNWI Block Maps ..................................................................... 26
NNWI Inventory of Household Items ............................................. 28
Catalog of NNWI Materials .......................................................... 30

Cost:
1-29: $3.00 each
30-149: $2.00 each

Page 1 of 4
Approximately 15-20 pages of information and forms; copying would cost approximately $1.00 per set, and assuming 60 participants a total cost of $20.00

**ADDITIONAL OPTIONAL MATERIALS**

Optional handbooks published by the National Neighborhood Watch Institute:


**ON THE INSIDE**

A Guide to Home and Personal Security ............... 2
Avoiding Trouble ........................................ 3
An 88 Question Home and Personal Security Survey ........ 5
Locks ...................................................... 9
Doors ...................................................... 12
Windows ................................................... 15
ATM Precautions ........................................ 17
Minimize Car-Jacking Risks ........................ 18
Apartment Security ..................................... 19
Vacation Preparations .................................. 20
Holiday Season .......................................... 22
Home Alone .............................................. 23
Battered Women ........................................ 24
Sexual Assault .......................................... 25
Rural Security ........................................... 27
Operation ID ............................................. 28
Neighborhood Watch Materials ............... 30
20 Questions ............................................ 32

Cost:
1-29: $3.00 each
20-149: $2.00

ON THE INSIDE

Blackouts
Earthquakes
Fires
Floods
Heat Waves
Hurricanes
Landslides and
Mudslides
Thunderstorms
and Lightning
Tornados
Tsunamis
Volcanic Eruptions
Wild Fires
Winter Storms and
Cold Waves
Extra Preparations
for Business
Emergency
Preparedness
Check List

Cost:
1-29: $5.00 each
30-149: $3.00 each

OPTIONAL WORKSHEETS PUBLISHED BY
THE NATIONAL NEIGHBORHOOD WATCH INSTITUTE:

1. Family Data Sheet
2. Block Map Worksheet
3. Telephone Tree
4. Household Inventory Sheet

Cost: Each worksheet costs $5.75 for a package of 30, so that would add approximately $0.80 to the cost per participant.
Motion by Ms. Tippit to approve funding for up to $500 for refreshments and materials for the Neighborhood Watch Community Meeting March 30.
Second: Ms. Broide
Seats in favor: 1,2,3,5,6,7,8,9,11,12,13,14,15,16,17
Not Eligible: 10
Not present: 4
15-0-0
Passed

Recommended Handbooks and WSSM materials
1. How to Start and Maintain a Healthy Neighborhood Watch Program
2. Participants Handbook
3. Plus copying of WSSM materials

Subtotal of above:
$3.00 pp x 60 people = $180

Optional additions:
Worksheets:
1. Family Data Sheet
2. Block Map Worksheet
3. Telephone Tree
4. Household Inventory Sheet

Subtotal of recommended handbooks with worksheets: $3.80 pp x 60 people = $228.00

With addition of 2 optional handbooks:
   Subtotal with these and all of above:
   $5.80 pp x 60 people = $348.00

   Subtotal with both of these handbooks:
   $8.80 pp x 60 people = $528.00

(Tax and Shipping: I assume there will be tax added, and as for shipping, if there is enough time, I am willing to go to Pico Rivera and pick up the materials assuming I don’t have to front the money for the materials.)

(As an alternative, the WNC may want to consider purchasing and reselling handbooks 4 and 5 at Pick Pico.)
Ms. Burns – I need the documentation for that.

G) Ms. Tippit – Eli Lipman is our representative of the area for BONC – Board of Neighborhood Commissioners.

Mr. Lipman – I am a volunteer like everyone else. Our mission is to encourage community engagement. I love seeing seats filled. The NC’s are to be an interlocutor between the community.

H) LA City Council District Representative—Jack Sripoona – I will brief because a lot of folks are here not to listen to me. If you have City issues, questions or concerns or if there is anything we can do, we can help.

I) Brain Adams with Sebastian Ridley-Thomas Office – We will be offering free tax workshops. www.srtevent.com. If you make under 54k a year, you are entitled to get your taxes done for free. Next month we will have a free legal clinic. The Assembly Member deals with State issues, not City issues. We are always willing to listen, but it is not something we work on directly. So I hope that is clear and thank you very much.

J) Shawn Bayliss, Council District 5 - BMO Update

Ms. Tippit – Now we are going to move over to the last item, but before we get to the last item, we are going to have Shawn Bayliss give a little report before we take the last item. Because we are allowing public input for his item and many of you have signed in...

Mr. Shabsis counts the number of sign-ins to speak and determine speaking time.

Ms. Tippit – There are 30 (people to speak), well that is not too bad, alright, so we will stick with the one minute. Also, what we need to do, because you are here to speak to an item and we want to make sure everybody is heard. First of all, is there anybody who has not signed the sheet that wants to speak to that agenda item? You have not signed? Please come up here and sign. We want to make sure that everybody is heard and that we hear what you have to say. I know some of you will be waiting ‘til after Shawn speaks and the item is called to speak.
However, because of the nature of this item, there is a potential that our Board has many Board Members with a conflict of interest. So, I do not want Shawn to speak, that be over and then have the item read. But before we get to that, I asked who has to leave, who has the conflict of interest? If we do not have 8 people remaining; the item cannot be heard. So, I want you to be able to speak. So we can do it one of two ways. I can now ask the Board, they don’t have to leave now, we get to hear Shawn, but I can ask the Board, go down the line and say are you recusing or not; oh I will ask the Board if they feel they have a conflict of interest and have to leave. Because if...

Ms. Morocco – For item 6d.

Ms. Tippit – For item 6d. Well that is where we are at. We have nothing else left.

Ms. Morocco – I understand.

Ms. Tippit – So, for item 6d, I am going to do that out of order because I want to make sure your voice is heard. Because if I did not do it now and Shawn spoke and then I said okay, we are ready for 6d who can stay, and everybody got up, you sat here for nothing because you would not have an opportunity to speak. So, I want to make that clear. So that is why I am now asking the Board, we will start with 1 and…and they are not leaving now. I just want to get, because not everybody responded to me, several people did, but there was 6 or 7 that did not respond and tell me whether or not they had a conflict for tonight.

Member of the public – What is the conflict?

Ms. Tippit – It could be multiple of things. It means...

Ms. Morocco – Can I just be clear that you were saying that you might not have a quorum for 6d.

Ms. Tippit – Right.

Ms. Morocco – So we are going to do a quorum count before Shawn speaks, but when Shawn does his report everyone who is going to be speaking for 6d can be heard after Shawn’s report. So that is what she is saying.

*Semee Park, DONE Director of Neighborhood Council Operations approaches the podium for discussion with the Chair.*
Ms. Antler – What she (Ms. Tippit) is saying is if we don’t have a quorum then...

Ms. Morocco – If we don’t have a quorum for 6d, we won’t be hearing 6d, but Shawn will be speaking about the BMO specifically. So, we can hear his report and everyone who is here for 6d, if we don’t have quorum, take that time and your minute.

Ms. Tippit – Lisa, now I am being told different (from Ms. Park who is at the podium) than what we were told earlier.

Ms. Morocco – Okay.

Ms. Tippit – I am being told that even if we don’t have a quorum...

Ms. Park – You can still take the public comment...

Ms. Tippit – But, we will not be here (Ms. Park nods affirmatively), the people who leave will not hear what the public has to say. So we will just stick to the original agenda.

Ms. Morocco – Okay, okay.

Ms. Park continues talking to the Chair.

Ms. Tippit (to Ms. Park) – We are going out. Ya, we know we are leaving the building, we can hear what he has to say, when we go to item 6d he is just going to give a report from the Council Office on the specific item. It is a report.

Ms. Park - The Board needs to recuse themselves before item 6d.

Ms. Tippit – Okay. The item is not going to be discussed until we call for it.

Ms. Antler – You are saying we can’t be here while he gives his report?

Ms. Park nods affirmatively.

Ms. Tippit – That is not what Carmen said.

Ms. Park – That is not what she said?
Ms. Tippit – No, she said we could be here for the report, because we would like to hear what it is that got passed, but we cannot be part of the discussion.

Ms. Park – Got it.

Ms. Tippit- Okay, I am still standing. Alright. With that said as long as we know now that it does not matter, I don’t have to do the Board thing now.

Ms. Park – No, you still have to do a quorum count for recusal. So we know who has a conflict of interest. You are going to have to step out.

Ms. Tippit – That is after he does his report now. Then we walk out after he talks. That doesn’t...

Mr. Rosenfield – Question.

Ms. Tippit - Yes sir.

Mr. Rosenfield – Who is going to take the minutes if I have to recuse myself?

Ms. Tippit – Well, where is the Vice Chair?

Mr. Shabsis - If there is no quorum, there is no minutes to be taken.

Ms. Tippit – Well, first we are going to see, if there is 8 people standing.

Mr. Rosenfield – The meeting is still going. The meeting will still be going?

Ms. Tippit – Okay well...this is a good question.

Mr. Rosenfield – Does the meeting still go on if there is no quorum?

Ms. Tippit – Whoever is left will choose one of those people to take the minutes. DONE has said they will come up and sit.

Mr. Rosenfield – Mary has agreed to take the minutes.

Ms. Morocco – Mary is going to take the minutes.
Ms. Tippit – Mary is taking the minutes because we know you have no conflict.

Member of the public – Are there any other topics besides 6d that people can speak to while the Board Members are here? Before they recuse?

Ms. Tippit – We already went through that.

Member of the public – No we went through 4a, but I did not hear about the non-agenda items.

Ms. Morocco – That was the first thing.

Ms. Tippit – At the beginning.

Ms. Antler – That was public comment at the very beginning.

Member of the public – I didn’t hear...

Ms. Tippit – I said I have no one signed up. And then I said does anyone in the audience want to speak on anything? Okay, so alright so we covered ourselves. Okay so you want me to do this quorum thing now?

Ms. Tippit asks each Board Member whether they are in conflict and recusing.

Conflict of interest check:
Recusing: 1,2,5,7,8,9,12,13,15,17
Not-recusing: 3,6,10,11,14,16
Not present: 4

Ms. Tippit – How many do you have?

Ms. Morocco – Six.

Ms. Tippit – Alright, so we do not have a quorum. Alright with that said now we will have Shawn come up, give his presentation and then you will have an opportunity to speak. You will have an opportunity to speak. Is that considered public then or do we have to leave before they speak?

Ms. Park indicates before they speak.
Ms. Tippit – So we cannot hear what they have to say. Okay, so with that said, Shawn Bayliss, CD5’s Planning Deputy.

Shawn Bayliss, CD5 – Alright everybody. My wife is 38.5 weeks pregnant and started having contractions yesterday. So, should I drop the mic and run out of the room... My name Shawn Bayliss, I am the Director of Planning and Land Use for Council Member Paul Koretz. I was asked to come talk about the BMO/BHO and all R1 variations. It's a package of legislation that we have been working on a number of years and that has kind of come to fruition as of Wednesday. I will talk about past and how we got here and how we experienced the issue in general. We were elected and took office in 2009 and at that point we were seeing an issue in a few neighborhoods, but predominately Beverly Grove. Some people call it Mansionization or McMansions. The primary concern or complaint was a complete difference in character compared to the rest of the neighborhood and the other big one was loss of light and loss of privacy. As folks walked into their backyard, they would have a two story wall looking into their backyard. A lot of folks were not happy about that. At that point, the problem was isolated for the most part to Beverly Grove. We started to initiate what was referred to as a Residential Floor Area (RFA) District. As I go through, I will throw a lot of acronyms out there. I will try to explain them. If at any point I say something that does not make sense, say hey Shawn what did you mean by RFA, what did you mean by BMO? We started to look at a special zoning district in Beverly Grove and we were pretty meticulous. We did not want the two outreaches to a neighborhood to be out of balance and it actually took years. We had to go through one round of balloting and one side said that did not count because we did not approve a mailer that was sent out. So, we ended up doing another round of mailers being sensitive because it was the first time this happened. So we were meticulous and deliberate. As we went through process we found an overwhelming majority of folks in the neighborhood wanted something to happen, some kind of restriction, because it was out of control. By the time of 2010-2013, by the time we got initiated, another 75 homes were torn down, replaced by boxes. So it was picking up steam. Now it slowed down after 2009 for a little bit because of the great downturn. But then it began picking up steam again in 2011/2012 and it began to spread. Now, we were able to get Beverly Grove’s RFA District and the beauty of it was it was pretty straightforward. It was a 2 page document and so for government that is pretty good. It’s FAR - Floor to Area Ratio (FAR), that is the math equation that tells you how much home you can build on your lot. It is based on lot size. So, if you have a 6,000 sq ft lot and I say your FAR is 50%, you can build a 3,000 sq ft home. In about 3-4 months, we had three other communities saying they wanted the exact same thing. North
Beverly Grove, Comstock and several other smaller neighborhoods started saying we want that exact same thing. Then we started seeing it in other Council Districts saying we want that same thing. We want an RFA District. Something has got to happen. The Planning Department, getting overwhelmed with requests, said why don’t we do an Interim Control Ordinance (ICO). An ICO is a state allowance that gives you up to and no more than 24 months. It allows you to create some kind of special zoning restriction, or a moratorium or something. And they said, hey, why don’t we do an ICO? And this was October of 2014 and we thought brilliant, let’s put this in place; it will be used as a stop-gap measure as we put in all these RFA Districts, special zoning districts. The Planning Department originally proposed we will do an ICO that says you can do only a 20% addition to your existing home size. So, if you own a 1000 sqft foot home, you can only build a 200 sqft addition. We thought it was a bit restrictive. It was going a little bit too far; maybe a lot too far. Also it wouldn’t affect everyone the same. You had a bigger house means you could build a bigger addition. So, basically, what we did is we took away all those elements of the old BMO which was passed in 2008 that we felt was causing a lot of problems. The ICO got rid of the 20% bonus and got rid of several exemptions that were tacking on extra bonuses and the admitances, almost encouraging a larger boxier home. And so at the end it was left with a 50% FAR and the 400 sqft garages. But at that point now the clock was ticking. We got two years to figure out what we are going to do, what we are going to get in place. And again 2 years for government is not a very long time. So, the ICOs came online March 24, 2015, so almost exactly 2 years ago. The interesting thing to me was realizing at that point, it was not only a CD5 problem. I believe five other Council Districts, I believe 2, 4, 5,11, 12. Other districts wanted ICOs as well; we are having the same problem. Some dealt with them differently; a lot of us the same. 6 Council Districts said they wanted it. The ICO covered Mulholland down and Encino was the only area that did not get an ICO. And so as we began the process of asking what are we going to replace this with. Planning said why don’t we do a BMO/BHO rewrite? And we said great. And now the concern was everyone complains about a one-size fits all and this is not a one size fits all city. So the concern was how watered down would that end product be? Would we have gone through this process for no reason by the time 14 other Council Members get their hands on it and say that is not our problem? That is a Westside problem. And it gets watered down. The Planning Department said we are spending the next five years redoing our zoning code, which has not had a major face life since 1942. Why don’t we do a menu zone of R1? In the City of Los Angeles there is one R1 and it means the same thing whether you are on the Westside or Encino or Studio City or Northridge. It all means the exact same thing. So the Planning Dept created a menu of R1s. We began outreach for that.
We had a bunch of public planning meetings. We had them on the Westside. We had them in the Bel Air area. Exposition. And they went through a couple iterations. I won’t go through all the iterations. What came through that was these different R1 variation zones and a new BMO and a new BHO rewrite. We began to outreach to a lot of communities. Some of them beat us to the punch. Beverlywood was very engaged from the very beginning, when we put the ICOs in place and so they were banging down our door pretty fast. And so we had 4-5 large town halls; the neighborhood was divided. This started to repeat itself throughout our district and it was happening in other districts. I think it was probably a little more intense in ours. As communities were having a discussion over what the heck do we want to be and what do we want to have as a restriction? So that was a conversation that was taking place in several areas. Our stance was as the poor staff that has to deal with this, and dealing with an issue where for many people is your castle, it is their largest investment, this is your home and it is very personal. Understandably, I am a homeowner myself. I have had 1000s of conversations. I have been to many community meetings. At one point I felt like Reagan having fireside chats, literally standing by fire places in living rooms explaining this ICO and what it meant and trying to get community buy-in for it. So we are going through that process and our Council Office position has been, unless shown otherwise, you get BMO. If a community can come together and says we want this different R1 variation, more restrictive or less restrictive; we have communities on both sides by the way. I got some communities that want more restrictive; I got some communities that want less restrictive. If we don’t have overwhelming support for one thing or the other, we are going to go with BMO. At the end of the day, and that end of the day was last Wednesday for the BMO/BHO, the end result was a BMO that allows for a 45% FAR and a 400sqft garage exception if that garage was in the rear; detached in the rear. The reason for that is they don’t want to require, but they would like to incentivize having a driveway down the side of the home. When that happens you get a large natural space in between homes. It is not required though. So if that garage is in the front, there is a 200 sqft exemption for garage being in the front. This past Wednesday we were able to pass and finish up the R1 variation zones, how to create and apply them to the various neighborhoods and that happened Wednesday in what we call a second read. So at this point, we are waiting for the Mayor to sign those and for City Clerk to publish them. All these ordinances have an urgency clause attached them so once the Mayor signs and the City Clerk publishes them, they go into effect. And the goal was we wanted to make sure we did not have a gap in between the ICOs, which go away March 25; a gap between the ICOs and the new ordinances. If that happens, you have to restart the clock with permitting. One thing I get raked over the coals is people say I still see
McMansions being built on my street, so you obviously have not done your job. The problem is once you submit plans to Plancheck, you are good, you are grandfathered at the moment you submit plans. And you can be in Plancheck for 18 months. Once you get your building permit, your building permits are good for 2 years. And once you start work, plans, they are almost infinite. We have had a couple weird examples of people building for almost 15 years. A lot of these last McMansions being built were once permitted or submitted over 2 years ago. That is why it is important not to have a gap. I have given my life for the last 3 years for better or worse. I am pretty proud of it. I am here for an update and that is the update in-of-itself. They are through Council finally. I am waiting on word from Mayor’s office for him to sign it. I have not heard back yet. In theory, they could be in place and applicable tomorrow, My guess is there is a pretty good chance it gets pushed to next week. But, I promise you, it will pass. I know a lot of people are here tonight for this issue. I am happy to take questions from the Board. I am here until my wife tells me she is giving birth. I am happy to step outside and answer any questions as well.

Mr. Spector, Seat 4, is seated. Recused Board Members exit.

Part 1 prepared by Aaron Rosenfield, Co-Secretary.

PART 2

Mr. Spector, Vice Chair of the Westside Neighborhood Council, addressed the stakeholders’ concerns regarding the WNC Board Members who excused themselves. Many did not understand why some of the WNC Board Members excused themselves. He explained that they had or potentially may have a conflict of interest as homeowners themselves with respect to the newly adopted Baseline Mansionization Ordinance (BMO) to the residential R-1 Zones within the WNC boundaries.

He added that the members of the Westside Neighborhood Council are bound by rules and regulations including among others the Brown Act and that the WNC had been given guidance on the matter by the Department of Neighborhood Empowerment, and that DONE provides advisory and oversight for the City’s Neighborhood Councils.

Mr. Spector read Item 6d and called upon the stakeholders, members of the public, who wished to speak on Item 6d as follows:
Speakers:

Andrea Leon-Grossman – Andrea stated that she is a 23 year area resident and resides on Ashby Avenue. She said that she supports the BMO and added it helps to provide protection, privacy and believes it will protect property value. She added that a house should not be looked at just for a lot for teardown and said she wants to keep the BMO.

Jeffrey Ellis – Jeffery opened stating he is a 62 year resident within the WNC boundaries and lives on Ilona Avenue. He stated he supports the BMO. Jeffrey read a letter of opposition to the BMO from an HOA group and he added he disapproved of Barbara Broide’s representations on the matter.

Tom Martin – He stated that he lives on Keswick and is a member of the Century Glen Homeowners Association. Tom said that he is in favor of the R1V2 variation. He stated he wants the same regulations that Beverlywood and Mar Vista received.

Laura Linton – She stated that she is in favor of the Baseline Mansionization Ordinance (BMO) standards. She said she’s lived here 24 years and she resides on Prosser. Laura said this matter has been discussed for years and information was available.

A. Nobay – Mr. Spector called the stakeholder’s name but the individual did not come up to speak.

N. Nobay – Mr. Spector called the stakeholder’s name but the individual did not come up to speak.

Toni O’Neill – Toni stated that she lives on Ashby and she is in favor of the R1V2 variation. She said she canvassed her neighbors and only one neighbor knew about this.

Roma Edman – She stated that she wants to keep the BMO and that all the proposed exceptions defeat the purpose of the BMO. She stated that there is a 5 bedroom house near her that is a rehabilitation facility and has senior housing and that is not what she wants in her neighborhood.
Karen Clark – She stated that she is in favor of the BMO and that she is concerned about variations of the BMO being located in proximity to each other so that residents in the BMO will have bigger houses in a variation zone next door.

Craig – He stated that he supports the BMO in his neighborhood. Craig said he is an 8 year resident and he is concerned because there is a big house in his neighborhood that is a UCLA student flop house with many people living in it where it’s supposed to be families.

Ron Rosen – Mr. Spector called the stakeholder’s name but he did not come up to speak.

Ian Strano – Ian stated that he supports the R1V2 variation. He said that the BMO reduces property values. He discussed the Westwood South Homeowners Association and stated that Barbara Broide (the Association President) was writing letters for the group but that she is not allowed to represent the homeowners legally but is stating that she can.

Paul Goleb – Mr. Spector called the stakeholder’s name but he did not come up to speak.

Nate Nobay – Mr. Spector called his name again. Nate stated that he supports the BMO and thought a 5,775 square foot house was too big.

Steve Rogers – He stated that he supports the BMO and is a member of the Westwood South Homeowners Association.

Debbie Miller – She stated that she is an 18 year resident and that she supports the BMO.

Pat Tobias – She stated that she is a Board Member of the Westwood South Association. She stated that she supports the BMO. She stated that everyone received lots of notices over past 2 years. She stated that they even sent out a survey to their members and that of the members who responded, 75% of them supported the BMO.

Margaret Healy – She stated that she supports the BMO and is a member of the Westwood South Homeowners Association.
Diane Gregora – She stated that she supports the BMO and is a member of the Westwood South Homeowners Association.

Phil Davis – He stated that he is a Westwood South Homeowners Association member and that he supports the BMO. He stated that their neighborhood is a small lot community and that he felt the BMO is right for his neighborhood.

Robert Silverman – He stated that he is an area stakeholder for 25 years and that he lives on Veteran between Olympic and Pico. He said that he sells homes and is proud to live in his neighborhood. He stated that he supports the R1V2 and that the BMO doesn’t provide enough room and affects property values. He also announced his candidacy for Seat 7 on the Westside Neighborhood Council and his intention to replace Barbara Broide and that he will represent all Westwood South members even if they don’t agree with him.

Mike Toledo – He waived his time and gave his time to speak to Robert Silverman.

Felix Son – He waived his time and gave his time to speak to Robert Silverman.

Dan Beeney – He waived his time and gave his time to speak to Robert Silverman.

Saul Brand – He waived his time and gave his time to speak to Robert Silverman.

Mike Smith – He said that he did not waive his time to speak to Robert Silverman and that he supports the R1V2 variation. Mike added that there’s a need for an ‘in between’ regulation that allows for reasonable size and protects home values.

Marcie Barron – She stated that she supports the R1V2. She stated that the BMO provides a step back on the second floor and that the R1V2 keeps that step back and that the difference between the two is very small.

Jake Lebovik – He stated that he supports the R1V2 and that he gave his time to speak to Robert Silverman.

Felix Son – Mr. Spector had called his name again. He stated that he supports the R1V2 and that he gave his time to speak to Robert Silverman.

Alexis Rappaport – She stated that she supports the R1V2.
Julie Payne – She hates “Mac-Mansions” and that she supports the R1V2 which does not create “Mac-Mansions.”

Saul Brand – Mr. Spector called his name again. He stated that he gave up his time to speak to Robert Silverman and that he supports the R1V2.

Melissa Brand – She supports the R1V2 and that she represents the average homeowner who has kids and in-laws/grandparents who live in the same home.

Craig – He stated that he waived his time to speak but noted that he supports the R1V2.

Diane Gross – She stated that she is a member of the Century Glen Homeowners Association. She stated that she has elderly parents and young children and that she supports the R1V2 because it gives a little extra room that is important so she has enough space for her family and her parents to live with her.

*Part 2 prepared by Ms. Kusnic, Co-Secretary.*

**Voting note regarding how abstentions are counted:** Section 3 of the WNCs By-Laws state: “Except as otherwise specifically provided, an affirmative vote of a majority of those voting, not including abstentions, shall be required to pass motions.”