Westside Neighborhood Council Meeting Minutes
Thursday, April 13, 2017
7:00 P.M.
Westside Pavilion
10800 W. Pico

A) Call to Order:
Ms. Tippit, WNC Chair, 7:06 PM

Attendance:
Jae Wu (Seat 1)
Lisa Morocco (Seat 2)
Lisa Tabor (Seat 3)
Steve Spector (Seat 4)
Sarah Shaw (Seat 6)
Barbara Broide (Seat 7)
Terri Tippit (Seat 8)
Sean McMillan (Seat 9)
Mike Glickman (Seat 10)
Colleen Mason-Heller (Seat 12)
Francesca Beale-Rosano (Seat 13)
Shannon Burns (Seat 14)
Eric Shabsis (Seat 15)
Aaron Rosenfield (Seat 17)

Not in attendance:
Brendan Kotler (Seat 5)
Mary Kusnic (Seat 11)
Wendy Dox (Seat 16)

B) Approval of the March 9, 2017 Minutes: The minutes were reviewed and discussed. One change was made deleting the last names of the two people named Craig in Part 2 of the minutes, as their last names were unclear.

Motion to approve Part 1 of the March 9, 2017 minutes by Ms. Morocco.
Second: Mr. McMillan
Votes in Favor: 1,2,3,7,8,9,12,13,14,15,17
Abstentions: 4,6,10
Not in attendance: 5,11,16
11-0-3
Passed

Motion to approve Part 2 of the March 9, 2017 minutes by Ms. Morocco.
Second: Ms. Burns
Votes in Favor: 4,6,10
Abstentions: 1,2,3,7,8,9,12,13,14,15,17
Not in attendance: 5,11,16
3-0-11
C) LAPD Report

Officer Perez – We were in West LA today doing pull-overs. We pick a specific area once a month and we were here today. There were 94 citations written, some impounds and one arrest.

Ms. Burns – Thanks to West Traffic today for being out at the intersection of Overland and Tennessee.

Ms. Tippit – An invite is extended to West Traffic to participate in Pick Pico on May 21 this year.

Officer Gonzales – Officer Ballesteros had training today. I want to introduce Officer Ramos who is new here.

Officer Ramos – There have been a lot of burglaries. A lot of car break-ins. A lot of people leave their purses, iphones, etc. out and about, and people take it. People continue to do it. People are leaving their windows open. People are not doing the necessary steps to be secure.

Mr. Rosenfield – I was in contact with Officer Ballesteros regarding a homeless person caught on multiple videos walking up and down Kelton checking door handles for open cars. Do we know if any arrests were made?

Officer Gonzales – I have not heard.

Ms. Wu – Vans are parking four or five days in a row and throwing defecation out onto the street in the area north of Olympic and south of Santa Monica Blvd. It is happening more.

Officer Vellos – There is something called Vehicle Dwelling Zones per LAMC 85.02. See: [www.lacity.org/vehicledwelling](http://www.lacity.org/vehicledwelling). If the street is labeled green, people can dwell there 24 hours. The zones changes every three weeks or couple months. Information on this is on the back table. If it is a green zone, you can live in vehicle and park 24 hours. In yellow zones, a person can park from 9pm-6am, but can’t dwell. The zones go from green to yellow and yellow to red. Once the zone goes to red, the area does not go to green again.

Mr. Rosenfield – It goes from green to yellow and then yellow to red, but the zone does not go to green ever?
Officer Vellos – That is correct.

Ms. Broide – Are parking restrictions like two hour parking enforced?

Officer Vellos – Yes, those rules still apply, but people know the rules. People still have to follow the street signs. DOT is focusing on that.

Mr. Shabsis – I am looking at the map on the webpage. LAMC 85.02 is from Jan 2017-July 1, 2018, unless extended by ordinance. That is why the zones expire and do not go back to green. Mr. Shabsis reviewed the rough areas of the WNC map that are green, yellow and red.

Ms. Tippit – I would encourage people to go home and bring up the website. People can call if there are parking signs and people are in violation.

Ms. Broide – One of the things the Council was talking about was having a parking zone in centralized areas. That would be a good thing.

Ms. Morocco – Are you coming to Pick Pico?

Officer Gonzales – Yes, it will be the last one before retirement.

D) Public Comment:

Ms. Tippit – Are all the public comment people signed up to speak? Public comment is starting.

Shlomo Fattal – There is an issue that came up in September. I was hoping it would get resolved before coming to the Board. In September, there was a weird power shut off along the east side of Greenfield and west side of Veteran, by Tennessee. It occurred right between the backyards. A transformer that burned out sent a 220 power surge. It lasted for 3-4 hours. Some parts of the house would be very bright and other areas in blackout. People’s appliances burned out. The neighbors individually got in touch with LA DWP and submitted claims. Most people submitted a claim within 6 months. We all got denied. Jack is working on it through the Council Office, but I did want to bring it to your attention. Sara got an official answer from DWP saying that it is not their problem.

Jack Sripona, LA City Council District Representative – LADWP has reached out to Shlomo.
Mr. Fattal – Yes, they contacted me and we are playing phone tag. I am essentially representing people on the block.

Ms. Morocco – Keep us posted about that.

Mr. Rosenfield – This happened maybe 3 years ago south of Exposition and we were able to get reimbursed with the help of the Council Office.

Ms. Broide – The Customer Bill of Rights does not address this issue. Maybe we should be writing a letter saying this matter should be included? If you use a certain company for DWP, sometimes you have a better chance at reimbursement, but the public does not know that.

Ms. Tippit – I have read the Bill of Rights and if you have a bill 3X what it should be and you have not been reached out to about it, they send you $25.

Adee Drory, Israeli-American Council – Celebrate Israel Festival, https://www.israeliamerican.org/celebrate-israel-festival-LA: This is my sixth year coming to the Council. I am the producer of Celebrate Israel. We hold a yearly festival at your park (Rancho Park). This year’s festival is May 7. We are using FOX Studios parking and the Century Plaza Hotel is giving us parking. Traffic will go through Constellation. LAPD is on deck and we have private security. The festival is 11am-6pm. We will load in later this year because we do not have a canine unit. 10,000 people come into the festival and we are working with Uber this year, so hopefully there will be less cars. By 7pm we do not want to see people in the park, they get booted. Shuttle service goes from FOX Studios and does not go into the community. The location is Pico and Motor.

Ms. Tippit – You will send me the paperwork, or do you have it with you?

Ms. Drory – Yes.

Ms. Tippit – Ok great.

Ms. Burns – Congrats on your continued success in doing this. Father Paul from Saint Timothy’s asked me to reach out to you on this.

Ms. Dory – We will pay attention and watch the parking. We have a security person for him and the same thing is for the golf course, to make sure people do not park in the golf course.

Ms. Burns – Thank you I appreciate it.
Mr. Glickman – Is there no parking on Beverly glen?

Ms. Drory – Yes, absolutely. There is no parking on all those streets going into the community. DOT patrols and tickets.

Ms. Tippit – Will you have a phone number?

Ms. Drory – Yes, you can call my cell.

Mr. Mason-Heller – Cheviot Hills HOA is sponsoring a tree planting day. We have been hit hard by the drought. We are partnering with FOX Television and the Tree People. The HOA is also providing funds. Saturday, May 6 will be our first tree planting day out of four. It will be 9-12pm. Your tools, gloves, breakfast and water are provided. Kids of high school age who want to have community service credit, can knock off four hours. Please consider helping out at 2822 Forrester Dr. People sign a form to give a commitment to water the trees for 3 years. CD5 is helping to pay for the taking down of sick trees, so thank you to them. Email questions to: secretary@cheviothills.org.

Ms. Tippit – We want to showcase our stakeholders at Pick Pico. If you know of people in the area, artists or businesses, that want to come and present themselves, registration is at www.pickpico.org, and it is a place you can get to know your neighbors.

E) Margret Taylor, margaret@apex-la.com, 5419 Hollywood Blvd, 90027. 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. Carried over from March 9, 2017. More info: http://planning.lacity.org/caseinfo/casesummary.aspx?case=ZA-2016-4513-CUB:

Ms. Taylor – Thank you all for having us. We know you are all volunteers. We were here last meeting. We did a couple things there, we gave a basic presentation and did mention we were not expecting you to take a vote because we wanted to go back to
the HOA for more discussions and we wanted to keep the public file open for 30 days, which expires on 4/17. We have followed through on all those things. We did go to the HOA and have the benefit of the public hearing. We took all of those comments and incorporated them into this draft summary of the request. For example, people were asking us to look at hours of operation, noise issues, litter, traffic. We tried to draft conditions. Should they be drafted as part of a motion, we are happy to offer those up to the zoning administrator. Our number one obligation is to the business, to make sure we remain viable. Mohawk Bend is another restaurant by the same group. They are sit down, full menu restaurant. They just went through a five year review very favorably. That restaurant had similar types of concerns such as making sure people don’t park in the neighborhood, making sure we had whenever possible lease parking. That was also a historic building that was grandfathered in. So they are familiar with handling these types of issues and do know what they can do as a business. The other thing we had to take into consideration is we are not the only players in this; the property owner has, at the end of the day, to sign a covenant and record it as a title on the property. So our property owner has a grandfathered condition, that Steingarten operated under, that had a big impact on the neighborhood. We are trying to come in and by just adding the microbrewery component, it opens the whole thing to the CUB process; and having more modern conditions attached to it. We are working with our property owner to say, we are investing a lot in this property, we want to be good neighbors, we can operate with restrictions and it brings this property and protects this property and this neighborhood in a way that will not only be with us, but will be with any major restaurant tour. So, they have to agree to whatever conditions are set. The conditions you see in front of you, just so you know, are ones that we know we can succeed with and also that the property owner will sign off on. That is a very set of serious steps that we did take. In terms of the hours of operation, based on a lot of the testimony regarding the interior open dining, we further requested the hours separate from the interior dining area and we will similarly restrict the hours on the front patio dining area. Another request that the community made was these doors be closed, these doors be closed and the skylight be closed, as well as these doors be closed to minimize the risk of noise traveling (referring to plan documents). We were asked to improve the sound quality of these doors. We gave you new sets of plans. We gave you a (1) basic floor plan, (2) permitted plans by Building and Safety. Occupancy is focused on safety and different paths of travel, how people get in and out of the establishment. It also covers the minimum distances between tables and chairs, disability accessibility, etc. (3) The third page shows the “as built” existing Steingarten. For the interior open dining area, you can see what changes were made. This bathroom here, used to be here. We added a 12 ft wall and a door here. We wanted it so people were not encroaching toward the back of the property. You only go out to use the restroom and you go back in. It is not a customer dining/hangout area. We are pulling this bar in, so it does not extend further. (4) One of the practical comments we got is this is a good time to put in noise attenuation measures. You see
in notes on the last page, any doors that go in have a higher sound attenuation rating. So glass is thicker. So we have features like if you walk through the door, it automatically closes behind you. We followed through as much as possible with the concerns of the community. In terms of the hours, we have the later hours because we are a restaurant operation. We are happy to stop serving food and alcohol 45 min before closing on any of the days. It shows we are not about alcohol consumption until the end. We know if people see it closes at an early time, we lose people who see we are closing at a certain time, and people choose not to go there to eat. We lose a round of table service. We are trying to keep the price point manageable; we need that third table seating. We need another round, to keep our kitchen open. It’s a full menu restaurant. We added breakfast for kids. We have vegan options. We take the quality very seriously. In every single seat there is full service food. You can see the rest of conditions and the ways we try to address it. We really respect all the people who have taken the time to engage in this process. We hope they also appreciate we have had the applicants here at every single meeting. We want to execute on everything that is agreed to and that they can effectively act on it. We know from our experience we are going to be good neighbors. We don’t want to be Steingarten. There will be 35-40 conditions on the site that were not there before. We are fully invested in this. We want to work it out with everyone. We think it’s a good public collective solution. We appreciate everyone working with us as much as possible.

Ms. Taylor disseminated a packet with the following information:
ZA 2016-4513 CUB
10543 W. Pico Boulevard
"Stalking Horse"

In consideration of ZA 2016-4513 (CUB) Conditional Use Permit application for the Stalking Horse located at 10543 W. Pico Boulevard to allow the operation of a restaurant with the on-site sale of a full line of alcoholic beverages and on-site beer manufacturing consistent with an ABC Type 75 license, the applicant can offer the following as conditions of approval which address questions and concerns raised during the outreach process.

1. Hours of operation:

   **Interior Dining Areas:**
   - 11 am – 12 am Monday through Thursday
   - 11 am – 2 am Friday
   - 7 am – 2 am Saturday
   - 7 am – 12 am Sunday

   **Interior open air dining area:**
   - 1 am – 10 pm, Monday through Thursday
   - 11 am – 12 am, Friday
   - 11 am – 12 am, Saturday
   - 11 am – 10 pm Sunday

   **Pico sidewalk dining:**
   - 11 am – 10 pm, Monday through Thursday
   - 11 am – 12 am, Friday
   - 7 am – 12 am, Saturday
   - 7 am – 10 pm Sunday

   No after-hours use of the premises is permitted
   Last call for alcohol 45 minutes prior to closing all days closing after 10 pm

2. Customers shall not be permitted to loiter or occupy area between the interior open air patio dining area to the rear of the property except to make use of the bathroom facilities.

3. The bathroom/storage hallway shall be covered, unless the Department of Building and Safety interprets this covered area as creating additional code-required parking.

4. Walls surrounding the interior open air dining area shall all have doors which can be closed during the hours they are not open for dining.

5. The applicant shall consult qualified professionals for noise attenuation features to minimize noise from the interior open air dining area. Such features may be installed if practicable, permitted by the Department of Building and Safety, and so long as they do not create additional code-required parking.

6. Occupancy: 135 as determined by the Department of Building and Safety
7. Odors:
   a. The applicant shall apply for a Permit to Construct and Permit to Operate if required by the South Coast Air Quality Management District (SCAQMD) for the microbrewery use of the microbrewery with completion of required mitigation measures prior to the commencement of operations.
   b. Scrubbers shall be installed to minimize potential odors from the microbrewery operation.
8. Menu service: Food service will be available during all hours of operation in all seating areas of the restaurant. No portion of the tenant space shall be designated a separate cocktail area or bar lounge area.
9. Litter: The petitioner(s) shall be responsible for maintaining the immediate area adjacent to the premises over which they have control litter free.
10. Trash: The operator employees shall not discard of trash in the rear of restaurant or alley trash containers after 10:00 pm.
11. Events: The establishment shall not be subleased to outside promoters for any type of events.
12. Security:
   a. A Security Plan shall be prepared to the satisfaction of the LAPD who shall approve said plan in writing.
   b. The applicant shall submit a security camera diagram approved by LAPD.
   c. The Security Plan shall be in place and operational prior to the applicant’s utilization of any zoning entitlement granted herein.
13. Noise:
   a. Any music, sound or noise emitted that is under the control of the petitioner(s) shall not exceed decibel levels that are stated in Noise Abatement Laws and Zoning Administrative Authority Section, 12.24 x 2 (b) (LAMC).
   b. No live amplified music.
   c. No live entertainment or DJ Conditional Use Permit has been requested and, therefore, cannot be granted under this application.
   d. Ambient music permitted at levels conducive to conversation.
14. Signs: Signs shall be posted on site and online reminding customers to respect our neighbors, not to park in the residential neighborhood and that preferential parking in the residential neighborhood is actively enforced.
15. Parking Mitigation Plan: A copy of the program shall be submitted to the Zoning Administrator for inclusion in the file.
   a. Employees: The applicant shall prepare and implement an incentive program to encourage employees to walk, bike, use public transit or carpool to work. Said program may include but not be limited to: Subsidies for public transit and installation of bike racks. Employees may not park in residential neighborhoods – only commercial streets or leased parking secured by the applicant.
   b. Customers: Information shall be provided on site and online directing patrons to ways to access the property via public transportation, bicycle parking availability, valet parking information, rideshare drop/ off-pick up information, not to park in residential neighborhood and that preferential parking in the residential neighborhood is actively enforced.
   c. Parking lease: The applicant shall pursue leases to mitigate demand parking requirements due to the sale of alcohol at the site.
16. Any future operator(s) or change in ownership of the site will require the filing of a new Plan
    Approval Application with a public hearing noticed to 500-feet owners and occupants.
17. The applicant shall obtain a Type J5 Alcoholic Beverage Control Board license from the State of
    California.
18. The premises shall be maintained as a bona fide restaurant with an operating kitchen with food
    service available during all hours of operation, such that serving alcohol is only incidental to the
    service of food.
19. Manufacturing of beer shall be for on-site consumption and incidental to the service of food.
20. LAPD conditions of approval per their letter dated January 20, 2017 (except opening hour of
    11:00 am, 7 days/week) – 36 conditions, some of which are duplicated in this draft.
21. This grant shall be for a period of 5 years, after which it shall become null and void without the
    filing of a new application with the Department of City Planning

Conditions CANNOT agree to:

1. Additional Environmental Review: CEQA Class 5 Category 34 includes restaurants under 200
    seats. CEQA Class 5 Category 32 for In-Fill Development covers the microbrewery component.
    No additional Environmental Assessment is necessary.
2. Microbreweries ARE permitted in the C2 zone through a Conditional Use Permit approval under
    Section 12.24 W 1 of the code. Use List memo:
3. The 2002 Certificate of Occupancy was before an addition in 2011. Our Issued building permit
    with no expansion of use is for 135 occupants.
4. We have always been actively interested in parking leases and providing valet parking for this
    location – hence the original supplemental application anticipating that we will provide these.
    We do have a number of parking lease and valet options we are pursuing. However, we cannot
    agree to a condition requiring a set number of leased parking spaces or valet as we are working
    with surrounding properties sharing their underutilized code-required parking inventory. Those
    tenants and property owners may fluctuate on willingness and ability to make such spaces
    available for our use. Numbers of spaces, hours of availability, actual demand for parking v.
    rideshare or walking to the site will all fluctuate as well.
5. New applications are expensive and we are making a large investment opening a new
    restaurant. The standard grant life for a new Conditional Use Permit is 5 years. We are willing to
    agree to the new conditions of operation if it is a 5 year grant.
6. We are permitted / licensed to open with a restaurant now with none of these conditions.
    Remaining conditions requested in the March 4th letter are either outside the scope of the
    request or too burdensome to succeed as a restaurant operation and we would have to decline
    use of such a grant, keeping the rights we have now.
Ms. Tippit – We want to hear from the public before the Board discusses the matter. We have fifteen speakers signed up.

Mr. Rosenfield – If everyone can please state their first and last name before they speak. Thank you.

Pastor Jeff Huang – I am a senior pastor of the Chinese Bible Church, located within 200 ft of the restaurant. I can express serious concerns on behalf of our church. We welcome new businesses that will contribute to the wellbeing of our neighborhood. I would love to see a family friendly restaurant that serves healthy food, so that my parishioners do not have to eat fast food. For the wellbeing of our neighborhood and our church, we oppose the establishment of the micro-brewery, outdoor patio, extended operating hours and possible parking lease within 150 ft of our church. The establishment of a micro-brewery would emphasize the consumption of alcohol. We are for responsible drinking. However, we are very concerned about the possible negative impacts this emphasis will bring on many of our minors, especially when they encounter patrons loitering outside and drinking. The establishment of a front outdoor patio that protrudes out onto a narrow sidewalk poses a public risk for all pedestrians. In the past, we have had parishioners experience intimidation as they had to make their way through the patrons loitering outside the previous restaurant. The establishment of this front patio will make the narrow sidewalk even more narrow, making it more difficult for anyone to pass through and possibly forcing pedestrians to step off the sidewalk. We are very concerned it will pose a risk to all pedestrians and particularly our families with elderly and children. The extended operating hours are completely out of character with our neighborhood. Such hours and emphasis on alcohol will negatively impact the quality of life in our neighborhood, including noise, parking and possibly public nuisance and vandalism. Thank you.

Jillian Harris, lives on Almayo – What have you learned about leasing lots for extra parking? Our street is packed. I did talk to Robert Oliver in Paul Koretz’s office. We are going to opt for 2 hour parking 9am-6pm and completely restricted parking after that.

King Chan – I had the same issue as Jillian and will donate my minute.

Ron Frazer, 10542 Almayo – This is the sixth meeting I have been to. It was not until the second HOA meeting, even though we made our issues clear, that Stalking Horse made any comments. I do not know if things have been revised. I do not feel Stalking Horse has negotiated in good faith. They have not responded in a timely manner. I am an air quality engineer making sure the AQMD laws are enforced. I knew AQMD rules were changing and permitting was not required for Stalking Horse, but I do not feel
they have responded in good faith. I told Stalking Horse the regulations were changing in their favor. I do not feel like they have responded in kind in good faith.

Ira Newlander – First up, where is Mohawk?

Ms. Taylor – It is a full menu restaurant in Echo Park.

Mr. Newlander – If it were beer alone and not a micro-brewery, how much difference would that make? What did the church expect they were getting into? I am not unsympathetic to the concerns of the church. But to plop yourselves into the neighborhood where there was a similar business, is something the Board should consider. Another consideration is how much take out business does the restaurant plan?

Charlene Williams, 10542 Almayo – (Referring to plan documents,) I want to point out the open air roofless areas. We have signed petitions by 170 residents and church members. We have not had an opportunity to look at these conditions. We don’t have that packet, so I do not have a way to confirm that. Several people wanted to be present, but it is Spring Break. We welcome businesses and restaurants that are a good fit with our quiet, family oriented neighborhood with the churches and schools nearby, and we would love to have a good restaurant open up in this location. We support businesses that bring value to our neighborhood and improve it. But unfortunately, the Stalking Horse brewpub would do neither. They would cause significant negative impacts on our neighborhood with their extremely late hours, open as late as 2am. Open 7am Saturday and Sunday. I want to point out, none of our community members asked for those 7am hours. There were several leading questions asked to me in that first HOA meeting by Margaret Taylor, leading me in to say you like brunch, you like to get up at 7am. There are multiple false and misleading statements that have been made in each of the now six public meetings. Some of our concerns about the negative impacts due to the brewpub’s extremely late hours, the exceedingly open air design, the beer and alcohol focus. So the brewpub and the extremely late hours they propose are completely out of character with our neighborhood. No establishment in our neighborhood has these extreme hours. Our neighborhood, as defined by the Department of Planning, is a half mile and all the restaurants close by 10pm. This is the first step in applying for a Type 75 license. Only five restaurants have that type of restaurant and are located in industrial or downtown settings. The brewpub model is out of character. The church is immediately adjacent. We are worried about inebriated patrons going to their cars late at night. Prior restaurants to Steingarten closed by 10pm. The brewpub would impose significant impacts to our neighborhood, even more than Steingarten. Even planning was surprised to hear there is a retractable roof. Only now, are we hearing about sound modification. We were hopeful Stalking Horse would be open to our concerns, but they
have been indifferent and we have witnessed false and misleading statements. They did not meet with our neighborhood lead, even though she offered many times. We do not feel they are going to show good faith going forward.

Ms. Williams presented the following:
CONCERNED CONSTITUENTS OF THE WESTWOOD/PICO NEIGHBORHOOD

March 4, 2017

Liam Wynn
Chief Zoning Administrator, Office of Zoning Administration
City of Los Angeles
20 North Spring Street, 7th Floor
Los Angeles, CA 90012

Dear Administrator Wynn:

The proposed Bar/Restaurant with Microbrewery (Case No.: ZA 2016-4513-CUB) at 10543 W. Pico Blvd., presents numerous serious concerns to our residential neighborhood (Westwood/Pico), situated 20 feet from the proposed premises. The petitioner/applicant's request to expand the hours of operation, increase the maximum occupancy from 34 to as high as 200 people, expand the outdoor dining area and add a microbrewery without full environmental review raise many concerns to our family-oriented community including safety, noise, health, quality of life, parking, and traffic.

The undersigned, who are residents, families with children, pedestrians, homeowners and local business owners within walking distance of the proposed Bar/Restaurant, forthwith in this letter; our concern and request conditions be implemented to mitigate the detrimental negative impacts of the proposed Bar/Restaurant.

In addition, we fully support the Conditions Requested by the Los Angeles Police Department as set forth in their Letter dated January 20, 2017 to Administrator Wynn.

We welcome new restaurants and business in our neighborhood as long as they are harmonious with the surrounding family-oriented residential and business community. Thus, we feel conditions to mitigate the negative impacts of increased noise, excessive hours, late night hours, parking concerns are necessary to maintain our quality of life and quality of life of our neighborhood.

Thank you for your consideration.

Very truly yours,

Concerned Constituents of the Westwood/Pico Neighborhood

ZA 2016-4513-CUB

CONCERNED CONSTITUENTS OF THE WESTWOOD/PICO NEIGHBORHOOD

Concerns and Conditions Requested

- The requested operating hours exceed the hours of all existing restaurants located within half a mile of the premises and also exceed the hours of the restaurants that previously operated at the premises.

- Findings of fact that support concerns:
  - The Main Course (10509 W. Pico Blvd.), a restaurant located 50 feet from the premises, is open Monday-Saturday 24/7 from 6am to 12am and closed on Sunday.
  - Jaleo/Emilia (10555 W. Pico Blvd.), a restaurant located across the street from the premises, is open Sunday 9am-3pm.
  - Centro Gringa (10514 W. Pico Blvd.), a restaurant located 0.1 miles from the premises, is open Monday-Saturday 11am-10pm and closed on Sunday.
  - The Stix (10560 W. Pico Blvd.), a restaurant located 0.8 miles from the premises, is open Monday-Saturday 11am-10pm and Sunday 10am-3pm.
  - London Terrace (10568 W. Pico Blvd.), a restaurant located 0.2 miles from the premises, is open Monday-Saturday 11am-10pm and Sunday 10am-3pm.
  - Shangri-La (10520 W. Pico Blvd.), a restaurant located 0.4 miles from the premises, is open Monday-Saturday 11am-10pm and Sunday 10am-3pm.
  - Kayn's Caferia, the restaurant at the premises before Menilink LL, had operating hours of 11am-11pm, closed on Sunday.

The requested operating hours exceed the hours of all existing restaurants in the area and did not generate noise complaints.

Findings of fact that support concerns:

- The Fantasy Island Bar & Grille Club (10494 W. Pico Blvd.), an adult-only venue serving food and alcohol, operates from 11am to 2am daily, but is located in an industrial-zoned area of Pico Blvd.

- The Venetian Bar (10482 W. Pico Blvd.), a bar with food and music, is open Monday-Saturday 10am-2am and closed on Sunday, but is located on a stretch of bars and restaurants in the night-time oriented Westside Pico-Edison Theater area.

Late night hours will severely impact the safety, health and quality of life of neighboring residents (as close as 100 feet away from the rear of the premises) due to late night noise, traffic, and changes in the neighborhood.
CONCERNED CONSTITUENTS OF THE WESTWOOD/PICO NEIGHBORHOOD

Findings of fact that support concern:

• The prior restaurant at the premises, Skin United, generated many noise complaints from surrounding residents due to excessive late night music from restaurant patrons, amplified music and taking out the trash to the rear of the premises (lots of broken glass sounds from bottles being dumped outside).
• The operators of Skin United allowed patrons and employees to smoke and talk loudly at the rear of the premises late at night.
• Our elderly neighbors suffered health issues and anxiety after repeated exposure to loud and sudden noises caused them to suffer from poor sleep.

Conditions Requested:

1. Hours of Operation shall not exceed 11am to 10pm, 7 days a week.
2. No littering or smoking shall be permitted at the rear of the premises.
3. Taking out the trash and other noisy activities shall be performed before 8am daily.
4. If operating hours are permitted past 10pm, the last call for food and drinks shall be 1 hour before closing.

Applicant requests to expand the outdoor area of the restaurant to add an outdoor patio facing Price Blvd. (1133 sf) and increase the size of the interior “covered” patio (from 271 sf to 316 sf).

Concerns:

Excessive noise will emanate from the restaurant, particularly from the increased outdoor dining areas, into the surrounding residential neighborhood. Within 20-100 feet of the premises are residents, families with small children who go to school at 8am, elderly adults, and working families, many of whom must maintain schedules that require them to work from 8:30am-4pm, and go to sleep as early as 8:30pm. Both impaired and insufficient sleep has a well-documented negative impact on health.

Findings of fact that support concern:

• The prior restaurant at the premises, Skin United, had a 273 sf outdoor patio that was not covered and also did not have a street facing outdoor patio, but still generated many noise complaints from surrounding residents, particularly older adults. Loud parties often went beyond 11pm on weekend nights.
• Applicant’s proposed design does not show how the interior patio is “covered.” The existing interior patio was not covered and also had no sound proofing, thus allowing noise to travel into the surrounding residential neighborhood.
• Applicant’s proposed design almost doubles the size of outdoor dining area, from 271 sf to 471 sf, and almost triples number of outdoor seating from 8-12 seats to 32 seats.
• Applicant’s proposed design does not show any soundproofing or other mitigating measures to contain noise from the premises. Rather, only hard surfaces like wood floors, bare wood furniture and a thin tile ceiling are used, all of which can enhance sounds and instead of attenuating them. There is also no evidence of soundproofing in the existing outdoor dining area.
• It is unclear whether the hallway containing the bathroom and office and leading to the rear exit of the premises is enclosed or open to the sky.

Conditions Requested:

1. The variance shall incorporate noise attenuating features (acoustic) in addition to operational design to ensure that operational sounds are inaudible beyond the property line. Noise conditions at the premises will be evaluated quarterly by a licensed acoustical engineer to ensure continued compliance.
2. The new outdoor patio should be considered a change in use that requires a separate permit.
3. The redesigned and enclosed interior patio should be considered a change in use that requires a separate permit.
4. The interior patio shall be fully enclosed with a fully-covered and temperature-controlled roof that will be kept closed during operating hours.
5. No music, sound or noise that is transmitted from the subject business will exceed 65 decibels by the noise regulations of the Los Angeles Municipal Code (LAMC). Any sound or noise that is above the level of 65 decibels shall be suppressed by the operation of a LAMC 15.03.04, including but not limited to any outdoor or indoor noise that is transmitted to the premises or any adjacent or nearby residential areas.
6. Permits will be required for any outdoor live entertainment in any portion of the premises.
7. The outdoor patio shall be closed for business after 7pm daily.
8. No private parties shall be allowed in the outdoor areas.
9. Applicant shall post signs in the outdoor areas requesting patrons keep the noise down to respect their residential neighbors.
10. A set of doors shall be installed in the wall separating the interior patio and the restroom such that the interior space is locked off all other times.
11. The hallway containing the bathroom and office and leading to the rear exit of the premises shall be enclosed with a fully-covered, insulated ceiling.
12. All doors, windows, and shutters shall be kept closed during business hours, except in the event of emergency.
13. The premises shall be furnished with sound-absorbing materials, such as carpeting, acoustic panels, curtains, plants, heavy curtains, sheet wall paneling and vegetation.
14. There shall be no ground floor or second floor expansion of the premises.
15. If at any time during the period of the grant, should documented evidence be submitted showing consistent violations of any conditions of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjacent and neighboring properties, the Hearing Administrator will have the right to require the petitioner to file a plan approved application together with the proposed fees, to hold a public hearing to resolve the petitioner’s compliance with and the effectiveness of the conditions of the grant. The petitioner shall submit a summary and supporting documentation of how compliance with each condition of the grant has been satisfied.
CONCERNED CONSTITUENTS OF THE WESTWOOD/PICO NEIGHBORHOOD

Applicant fails to address parking concerns. Any change in use of all or a portion of the building must conform to current zoning and land use regulations.

CONSUMERS

No parking studies of the proposed Bremen's impact on the surrounding residential neighborhood have been provided for public review. With no parking provided, employees (as many as 130) and patrons (as many as 200) will park and walk around in the surrounding residential streets, thus compromising public safety and negatively impacting residents use and enjoyment of their homes.

The combination of increased maximum occupancy, expanded outdoor dining areas, longer operating hours and added microbrewery are changes in use that should require compliance to current zoning and land use regulations, which include current parking requirements.

Findings of fact that support concern:

- The premises does not have a dedicated parking lot.
- There is only 1 parking space (for 180) at the rear of the premises, which was allowed based on the 94 maximum occupancy permitted under the Certificate of Occupancy issued 3/29/2002. Applicant now seeks to increase the maximum occupancy by 69% to 157 people (or as many as 127% to 204 people, according to the CUP application); it is unclear what Applicant is seeking.
- There is no public parking lot adjacent to the premises.
- There is only limited street parking on Rialto Ave, which only allows a maximum of 7 hours parking and no parking during rush hours.
- Applicant has it now secured off street based parking in the CUP application, but no details have been provided for public review/requirements.
- LAX/PC Section 12.22.1.7 (g) states that the “land use” change is that of a building or a portion of a building, not conform to the current regulations of the area and other applicable land use regulations.

Conditions Requested:

1. Applicant shall submit a parking and traffic study, including the impact of the Bremen on the residential area surrounding the premises and must reasonably demonstrate where its 220 patrons and 100 employees will park without impacting the residents streets.
2. Applicant shall provide written evidence that they have received a valid agreement for off-street parking during operating hours sufficient to assure that a majority of patrons and employees during the entire tenure of the business. Such off-street business parking, along with public transportation and other public parking options, shall be promoted on its website, marketing materials and menus as patrons are aware of all available parking.
3. Applicant shall provide and advertise valet parking to its patrons, with validation cards prohibited from being parked on residential streets or the curbs.
4. Applicant shall not allow its employees to park in residential streets.
5. Applicant shall not allow double-parking in any area behind the premises.

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CONCERNED CONSTITUENTS OF THE WESTWOOD/PICO NEIGHBORHOOD

2. If a microbrewery use is approved, such use falls all other conditional uses approved in the CUP shall not be transferred to future owners or operators of the premises. All future transfers shall trigger review of the conditional use.

3. If a microbrewery use is approved, such microbrewery shall serve as an encroachment onto commercial service areas, such that:
   a. Applicants shall obtain California Department of Alcohol Beverage Control license for 7% On-Sale General - brewpub.
   b. Premises shall be maintained as a brewpub only as a non-profit organization and not for commercial use.
   c. Only an amount of beer manufactured on-site and sold by the production facility shall be sold for the purpose of consumer sale.
   d. There shall be no tasting parties, events, or social gatherings on the premises for non-commercial purposes.
   e. There shall be no advertising of the microbrewery.

4. There shall be no bar or lounge area at the premises.

5. Applicant shall represent the premises such that the production control area is more integrated into the overall design of the space and visible from the main entrance.

Applicant has not provided evidence that the proposed microbrewery will be in compliance with all environmental regulations and requirements from applicable agencies, such as the South Coast Air Quality Management District (SCAQMD).

COMMENTS:

Applicant has proactively applied for a categorical exemption (class 3 category 34) from CUPA by failing to disclose the additional Microbrewery use in its justification for Project approval. Full environmental review is required for microbreweries.

Noted that the Environmental Impact Report is not for a proposed change in use, specifically when the use is not permitted by the General Plan governing the area of the area in which the premises is located.

The exemption is based on code 04-01-0100, which allows commercial use, but not manufacturing.

Conditions Satisfied:

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CONCERNED CONSTITUENTS OF THE WESTWOOD/PICO NEIGHBORHOOD

1. If a microbrewery use is approved, Applicant shall obtain permits from applicable agencies, including SCAQMD, allowing operation of an on-site beer manufacturing facility.

2. Applicant shall submit a CUPA analysis for its proposed use to add a microbrewery.

3. Applicant shall submit sufficient evidence that a microbrewery will not have detrimental environmental impacts (noise, odor, vibration, etc.) to the surrounding neighborhood.

4. Applicant shall implement measures to mitigate any potential negative environmental impacts on the surrounding neighborhood.

GENERAL:

1. Satisfying the conditions requested in this letter, all Conditions Requested for the Los Angeles Police Department are not forth in the letter dated January 30, 2017 to Administrative. What shall be incorporated into the Zoning Administrator's record.

2. All conditions are granted by the Zoning Administrator shall be transferable to future owners or operators of the premises, and any transfer request shall trigger review of the conditional use.

3. If at any time during the period of the grant, should documented evidence be submitted showing continued compliance with any condition(s) of the grant, resulting in a violation or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require the applicant to file a new application to reapply for the permit, to demonstrate compliance with all the requirements of the conditions of the grant.

4. The applicant shall submit a summary report documenting how compliance with such conditions of the grant has been achieved.

Thank you.
Community Petition Signatures From Above Letter:

Barry Wilen, 10517 Almayo – We are 400 ft from the project. I agree with what previous people have said. But there has been a pattern of subterfuge at all the meetings I have witnessed. I think they have been disingenuous once again by giving you this packet and we have not seen it before tonight. We had a terrible time with the noise at Steingarten. There is still an open area, but there is a terrace you can hear from. The parking was a nightmare. My 17 year old daughter was invited by people going into the Steingarten at night. The new establishment sounds to be worse than the previous situation. People will talk for 20-30 min in front of our house socializing. We really need some conditions. The CUB is supposed to provide a service that is essential to our community and I do not think a brewpub is essential to our community.

Skye Frazer – Read the following statement.

As a teenager, I need 9 1/4 hours of sleep a night. My neighbors have two children, a two and four year old. Children of these ages, according to the National Sleep Foundation, need even more than that, averaging 10-13 hours. With the proposed closing times of the Stalking Horse, the constant loud noise of the patrons would not end until midnight on school nights. This is bad enough for adults, but children are growing and need their sleep gravely. This means that the children on the block will be unable to get the sleep that they need. Sleep deprivation causes many side effects, such as lowering your immune system, obesity and higher risk of diabetes and other metabolic disorders. Sleep loss can also cause depression, leading to higher risk of suicidal thoughts, anxiety and substance abuse.

The previous establishment, Steingarten, would stay open until 10 pm, and made so much noise that we had a hard time getting enough sleep. The Stalking Horse has not proposed any solutions that would significantly decrease the noise of their patrons until far too late at night. Until a change comes and the given closing hours are moved earlier, the developers are showing their desire to put their money ahead of the residents' well beings.
Carl Wellinger – I work for a development company. I think their accommodations to gaining a CUB at this time are unacceptable. They have not presented viable options to sound mitigation. The parking issue has not been addressed and that should be situated before they are allowed to move forward. There should be a viable mitigation to the smell, which is in our backyard. It would be nice if there was a solution to that. I am a young guy and would love to have an establishment that sells alcohol. But I would suggest next time a little better presentation.

Yvonne Condas – I live on Midvale between Olympic and Pico. I think we need more restaurants. We need more bars. We have to leave this neighborhood to go to restaurants. There are only so many places we can go on Pico. We walk everywhere. I stopped going to Backhouse because there are only so many times you can go. Bars are okay.

Ms. Tippit – Public comment is closed. This is a City of LA meeting. This is not an HOA meeting. When I say the public comment is closed, you can’t talk any more. Only the person who gave the presentation can talk. Margaret is going to answer some questions that were raised, and then the Board will deliberate.

Ms. Taylor – This is our sixth meeting. Just to reassure the people who said they had not seen this, this is the same set of communications that were sent via email to everyone that asked us March 31st. We did not make revisions to them. We took the comments given to us as literally as possible. It has been told to us that they do not want to hear this, but Steingarten and Kayndaves did not have a CUB. The only thing that would create a CUB on this property is if one is approved and the only reason we are applying for it is to add the micro-brewery. So, a lot of the things that people do not want…the hours… Right now there is no restriction on the hours. This restaurant could be 6am-2am, seven days a week. We do not want to be that. If we wanted to be that we would stick with what is there right now. The micro-brewery would create a craft beer experience, which creates a higher priced, taste experience. It’s about the taste. If we were about getting people drunk, we would stick with bottles of Bud Light. We won’t have one bottle in the place. So the existing condition about how noisy it was, and excellent about sleep deprivation. I think that was well researched. Right now, there are DJ events with regularity until 2am. We are getting rid of any live entertainment. We are getting rid of after-hours use of the site. We are getting rid of renting out to outside promotors. We are removing all those things where they said they have to have nothing to address the hours, nothing to address the entertainment uses. That is exactly what this application would do should the community feel it to be worth the micro-brewery component. In terms of the odor and production, this is a Type-75 license. The maximum capacity we can produce in a year is 5,000. A Type-23 is 60,000. We are 1/10th the emission amount that would be the threshold of the AQMD.
Part of the reason a permit is not required anymore is because this type of brewing equipment has very low emissions. We have put it in the conditions that if a permit is required we will file for one. Furthermore, we have volunteered in the conditions to put in a scrubber, which would reduce 99.5% of any odors. So we have addressed these issues. The patio dining area: the BOE, if they issue it...we cannot occupy patio dining area without a revocable permit. A revocable permit, by code, by inspection, will require a seven ft clear path of travel. That has been determined by the City to be appropriate citywide sidewalk management. We have to comply to that; that is a given. We cannot get an alcohol license or put in a patio without that being in place. Ms. Long said she would contact us on Friday. We sent her the conditions in word file if she wanted to modify them. We asked her again if there was any further comment. We got an email from her today. Our employees do not park in residential neighborhoods. We are absolutely fine with leasing parking. She can update you in terms of the progress and I put it in the handout that was given to you. We cannot commit to a condition that requires parking if we cannot control that arrangement. A property can choose to give or lease parking, which is good for us because customers can park. We want our customers to be able to park. But we cannot guarantee that maybe the next person who buys a building does not want the liability exposure and will not lease to us and we cannot have that as a condition. As with Mohawk Bend, we will secure parking leases because it works for us.

Ms. Tippit – Because of time we need to know, will you meet the code and do the City requirements.

Paige, Stalking Horse – We will meet the code and meet the City requirements.

Ms. Taylor – We have not asked for a parking variance. We are committed to meeting the demand parking, but we cannot commit to it as a condition.

Ms. Tippit – They are meeting what the City says. They know they have to have parking or people won’t go back. If you get permit parking, that will even encourage them more to get extra parking.

Mr. Shabsis moves to support Stalking horse with the conditions presented under the applicants conditions page ZA 2016-4513 CUB.
Second: Ms. Morocco

Ms. Broide – The hours are not acceptable to the community. The 7am hours are a question under the LAPD correspondence and some of the closing hours as well. There are a couple issues of noise with garbage and deliveries; it should be a condition added. The doors should be closed rather than labeled “can be closed”. We asked if the rear door could be exit only? I would suggest that as an added condition. A doorbell could be added if there are disabled to rear. We want a six month review.
We need language that says DJs won’t happen because the current language sounds like it leaves it open as an option. On condition number 16, I do not understand the transferability because we have not had this before. We heard perhaps there was a requirement for sixth leased parking spaces prior. Do you know about it?

Ms. Taylor – Anything that is required we have to abide by. So if there is anything like you say and we have not asked for relief for it, we would have to do it. The plan checker would have reviewed that at the time of issuing the permit.

Ms. Brodie – Can we research that? In terms of resolving the rear issue, would you consider a variance for that which would cover the rear exit and have it reviewed by a professional sound person? This would not be space used for seating and the community could support waiving added requirements as a result of better sound proofing.

Ms. Tippit – Can they get a variance on parking if they covered the back?

Ms. Taylor – I have no authority to file a parking variance. The City Attorney is also limiting those types of things. That would be another 8-10-12 months.

Ms. Wu – They have open rein on hours in the current existence. Having lived on Midvale 15 years ago, we had restricted parking and it was quieter. I would highly recommend it. There is a large number of people wanting to commerce, live and play here together. I would recommend and encourage permit parking.

Ms. Broide – I would like to point out that permit parking would affect the church patrons. If Almayo goes to permit parking, the next street has to go. We have tended to work with businesses to protect the businesses.

Ms. Tippit – What are the church hours?

Pastor – Fri: 7:30am-9:30am. Sat: 4pm-9:30pm. Sun: 9:30am-3:30pm. Occasionally, on week nights we have small group meetings.

Mr. Rosenfield – I would like to raise a point. This is a micro-brewery. They want to extend the hours. That is going to a certain clientele. It is a little bit disingenuous in my opinion to say oh we are adding these conditions, because the conditions would not be needed if there was not a micro-brewery. You can open a regular restaurant there and have it open until 2am and nobody is coming. So having some conditions is not going to alleviate the problem that a micro-brewery creates, which number one as I am hearing from people is the hours. So, I will be voting against.

Ms. Tippit – I am surprised they did not say you had to have valet parking? It is not included in these conditions, is it?

Ms. Taylor – We can’t have valet as a condition because we don’t have control over the parking situation.

Ms. Tippit – I am going to call on our religious seat.
Ms. Burns – I did make contact with the other religious institutions. I did receive positive support from the Stalking Horse from them. Saint Timothy and Temple Isaiah, they tend to support this type of establishment for themselves and their parishioners.

Ms. Mason-Heller – To the noise issue, I head something maybe you did not hear. There is not a single bottle of beer. Bottles are a garbage noise and there will be no clanking, which are complaints we have heard before from other businesses. Environmentally superior. Less noise. Less garbage. Less engines running polluting the air. We need more places for people to eat breakfast. I am inclined to support the early morning and the micro-brewery.

Ms. Tippit – Are you guys serving alcohol at 7am or did you agree not to?

Ms. Taylor – The City does not have the authority to limit alcohol sale hours from business hours.

Ms. Tippit – You can limit it yourself?

Ms. Taylor – You are welcome to make a motion that limits the hours of alcohol sales in the morning. We are not trying to serve alcohol; we just want to serve breakfast.

Ms. Tippit – And what about that rear door?

Ms. Taylor - The rear door, we never intended that to be a customer entrance. It does have to be maintained as a fire exit, so that is fine.

Mr. Shabsis – It is my understanding, when the church first moved in, it was an air conditioning company (before other places). When the church moved in, it was either under Kayndaves or it was under the Steingarten, and the service of alcohol has always been there. While I understand the concerns of the parishioners, there is no change. To come and say we are opposed to alcohol at this establishment; that is not correct. As I understand it, the City can no longer regulate alcohol. That is in the purview of the State of California, under the ABC. There is no distinction in the City between hours of business and hours of serving alcohol. Any agreement the business made with community is not binding, and unless ABC puts a condition on alcohol service... ABC does not get into the minutia, and 99% of what the City recommends goes into the file and they give a blanket ABC license. We are kind of in a quandary here. The City doesn’t regulate alcohol. The State either does or does not regulate alcohol. So, hours are really about hours of operation and not really hours of alcohol service. Parking - there is a City lot around the corner with a number of spaces that was meant for all the businesses. As far as I know along those couple of blocks there are no other nighttime restaurants within proximity, other than McDonalds. At this point, we do not have overrun parking on that stretch. There has been an increase in the consumption of alcohol at restaurants since Uber and Lyft have come through. We are not seeing the same impact with parking. This is not Steingarten. Every time we have an applicant, we have to take a deep breath and say what has happened in the past can only be attributed to that operator. The fact that they go back and the fact that they have gone to six meetings, the fact that they have submitted their conditions in
good faith here, I think portends quite well. The issue is, at the end of the day, these people can take out the brewpub and have a facility 6am – 2am, any day of the week and have no engagement at all with the community.

Ms. Tippit – On number 36 of the LAPD document, it says a six month review. Are you going to be reviewed in six months?

Ms. Taylor – LAPD does a review and inspection in six months; it is them, not us that does the review. It's hard and expensive to do a six month plan approval now. We cannot commit to six months and then see our business potentially cut in half. We are committing to the normal 5 year review. The oversight condition compliance universe has changed. They are issuing misdemeanors for no compliance.

Mr. Glickman – What are the hours of the brewing?

Paige, Stalking Horse – Traditionally, that happens in the morning 2-3 days a week. One batch of beer takes 3 weeks to ferment. They are small tanks. It’s not a seven day a week process or overnight process.

Ms. Morocco – I am wearing a Pick Pico t-shirt. I am a business rep. I am here to represent and support business. My time here has been devoted to revitalizing Pico Blvd. Specifically along Westwood, Sepulveda, Pontius... Things like Pick Pico, I have been working really hard on the last five years to bring more vibrancy, more pedestrians and traffic to Pico. I have worked for the last seven years to bring a $1.8 million grant to Pico that we start getting this May. I look at this business and I hear you. I live on Overland Ave. I look at what this business is and I personally think it is not out of the realm of unreasonable. I think adding something like this micro-brewery, that you describe as not appropriate because the closest one is Hermosa Beach, I look at it as exactly the opposite. I look at it as a get. I look at it as a lucky thing. I look at it as maybe we can get this on Pico Blvd and we can get rid of a couple of mattress stores; get rid of a couple of weird massage parlors and get some charming cheese shops. We need a spark. We need to start looking at businesses thriving on Pico. We need to stop thinking about it as businesses boarded up and homelessness. I think this would add vibrancy to the street and when people see others outside dining, they may want to stop maybe. The more people walking down Pico, the safer it becomes. In my opinion, I think this is a thoughtful project. In my opinion, as a business seat on the WNC, I would support it.

Ms. Tippit – I understand the hours. Several restaurants stay open late, many do not. If they stay open until 2am and they see the business is not there, they are not going to stay open until 2am. All the businesses could have done it, but they didn’t because they did not have the clientele. These issues I am hearing, that is why we got permit parking in 1985. I do not know what the church will do. This is a problem we will have to work out together. If we do not do anything tonight, they can still be open from 6am-2am seven days a week. I don’t think your problem is with the alcohol. I know your concern, I have lived it.
Mr. Shabsis – Maybe they will agree to a condition in which they will come back here in six months and people can see how things are going? It tends to be the responsible operators that say sure they will do it.

Mr. Sripoona – We are in discussions with the applicant about a 1 year check in. Talk to Faisal.

Ms. Broide – But there are no teeth.

Mr. Shabsis – There are no teeth, but if we hear it and are going to take a leap of faith to support a new business, then why should we not take the responsibility to call the community back together to see what is working and what is not working?

Ms. Taylor – That is six months from opening. We would most likely do that anyway. We do not have a problem doing a presentation update.

Ms. Tippit – When are you opening?

Ms. Taylor – Scheduled end of July.

Ms. Tippit – Six months from say August 1. In the meantime, if you are having problems, loitering people walking around with alcohol, you are going to take notes and actually call it in. Then you build your own case. I don’t think that is going to happen because they see this community taking interest.

Mr. Shabsis – I can amend my motion for an emergency exit to the rear, having the door closed and to have the applicant come back after six months from opening.

Ms. Broide – It would be good having a licensed sound engineer come to the facility and make recommendations to remove the passage of sound to the community.

Mr. Shabsis – They are closing areas at 10pm right?

Ms. Taylor – The outdoor patio is closed at 10pm and the skylight is closed at 10pm. The doors from interior are closed in back. They are closed except if the restroom is being used. Noise attenuated glass will be at the back.

Mr. Shabsis moves we support Stalking Horse with the conditions presented under the applicants conditions page ZA 2016-4513 CUB, and in addition with the following recommendations: (1) The rear door be emergency exit only, (2) The rear door and skylights be closed after 10pm, (3) Condition #4 be amended to read the “walls surrounding the interior open air dining area shall all have automatic closing doors which shall be closed during the hours they are not open for dining,” and (4) The applicant shall return to the WNC six months after opening for a report to the community.

Second: Ms. Morocco
Votes in Favor: 1,2,3,4,6,8,9,10,12,13,14,15
LAPD Conditions Pertaining to CUB

January 20, 2017

Lina 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:

ZA 2016- 4513 CUB

The West Los Angeles (WLA) Area Vice 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.

Additional Support Documents distributed at meeting:
April 5, 2017

Dear Chair and members of the Westside Neighborhood Council,

This letter expresses serious concerns on behalf of the worshippers and governance board of the Chinese Bible Church (hereafter CBC) in response to case no: 2A 2016-4513-CUB.

We are a community church in West Los Angeles since 1975. In 2010, we bought and moved into our current facility located at 10521 W. Pico Blvd. This location was chosen in part due to the easy access to public transportation and within walking distance to local shops and restaurants, as well as its neighborhood residential community.

The proposed Stalking Horse Brewpub/Restaurant with Microbrewery at 10543 W. Pico Blvd poses serious safety, parking and nuisance threats to our regular attendees, both during the week and especially our busiest time, the weekends. The proposed premise is within 200 feet away from CBC and is less than 600 feet from the St. Timothy School and Church on 10425 W. Pico Blvd. This is in addition to financial losses we have suffered due to graffiti and vandalism in the past few years.

The following are our list of concerns:

1. **Operating Hours:** We have about 120 to 130 people who come regularly to our church. On Saturdays from 4 pm to 10 pm and Sundays from 9 am to 3 pm, we have an average of 50 to 60 minors attending our children and youth programs. On Fridays from 7 pm to 10 pm, we have college group meetings where many of the attendees are under drinking age. The proposed weekend operating hours from 7 am to 2 am, along with the high consumption of alcohol by patrons would pose significant risk to the safety of minors and families when coming and leaving our church.

2. **Public safety:** The proposed 8 seats on a 102 square-foot exterior uncovered patio within the public right-of-way will make it extremely inconvenient not only to our worshippers but also to pedestrians. There is a parking meter, a bike stand and a tree in front of the proposed brewpub. The brewpub’s purposed additional patio would block more than half of the already narrow sidewalk. *(See Exhibit A pictures)* If crowds loiter outside like the previous Steingarten restaurant, pedestrians will be forced to step off of the sidewalk and onto Pico Blvd in order to pass from one side to the other. If this happens, fatalities and serious injuries could occur especially during Sunday mornings and late night hours, given that many of the pedestrians are minors.
3. **Public nuisances:** Our members had negative experiences when walking by the previous Steingarten restaurant. There were often crowds, who were their customers, loitering on the sidewalk and consuming alcohol right outside of the restaurant. Many of the patrons were generating loud noises and caused our church worshippers to feel threatened. Our members felt very uncomfortable and intimidation whenever they had to make their way through the alcoholic stench among the rowdy crowd in the very narrow sidewalk to come to our church. Now with the expanded layout of the open patio facing Pico Blvd and the expected high consumption of alcohol, we have serious concerns that the negative impacts will be even worse than Steingarten, particularly the impacts to our children, families, and our church community.

4. **Worshipper safety:** Because of the Brewpub emphasis of the restaurant and its focus on beer and alcohol, we are seriously concerned about the safety of our worshippers. This is mostly acute during evening and later night hours when patrons became intoxicated. On Fridays and Sundays, and occasionally weekdays, we have committee meetings running from 2 pm until 8 pm. Oftentimes, the meetings involve teenagers and college undergraduates. Having a brewpub-themed, alcohol-focused restaurant next to a religious facility would exert unrepairable influence on them.

5. **Vandalism:** CBC has experienced multiple vandalisms since moving to the current facility. The first one involved a pounding force to the back side of the building, causing significant damages to the interior of the bathroom next to the alley. We reported this to the LAPD a few years ago. Recently our front 6’7”x 6’7” tinted window was smashed. We spent a lot of money to replace it. There were also graffiti incidents on multiple sides of our building. Since then we have installed security cameras around these areas. Our next-door neighbor, Milord & Associates, PC., has informed us that they have suffered graffiti attacks as well. Erratic behavior, uninvited harassment, and possibly gang-related vandalism further endanger the nearby merchants and businesses with property damage.

6. **Parking:** Before we decided to move to our current location, we came to study the parking situation during our usual meeting times. Since this proposed Brewpub has much longer operational hours (compared to the previous restaurant), their customers would unavoidably compete with our church members for the limited street parking. The customers from the Brewpub will inevitably park on Alamo, Patricia and adjacent streets, resulting in extreme difficulty with parking for our members during our meeting times. As a result, our church attendance will suffer, and participation in Sunday worship services, children, youth, college, family, elderly programs will decrease. Many of our attendees will not feel safe enough to come
to church activities, in part because they would have to park farther and walk farther to come to church due to the Brewpub.

CBC has been serving different west side communities since 1975 and would like to continue to do so in the future. We recently donated a Gold Sponsorship at the upcoming “Pick Pico” event and plan to continue our involvement in the future. Our understanding is that granting this microbrewery use license would serve as the first precedence in this area. If other applications follow suit, approving this proposed Brewpub would present insurmountable obstacles to our near-term and long-term growth and development.

Due to the Brewpub’s beer and alcohol focus, uncharacteristically long operating hours, threats to public and worshipper safety, public nuisance, vandalism as well as parking impacts, CBC strongly opposes approving the Change of Use Permit application filed by the Stalking Horse Brewpub/Restaurant with Microbrewery, case no: ZA2016-4513-CUB.

Thank you for your consideration.

Sincerely,
Chinese Bible Church
Exhibit A

1. Per the floor plan, the proposed patio will be on the left side of the restaurant.
2. During the community tour inside the restaurant on 3/17/2017, the representative, Paige Reilly, told us that the patio will be another 2 feet going into the sidewalk. In this picture, the measuring tape on the ground shows the 2 feet extension into the sidewalk.
Chinese Bible Church Petition Signatures:

This picture shows the remaining space can barely fit a parent with a stroller.

This picture shows how difficult a pedestrian needs to navigate through in a narrow sidewalk if the proposed patio is built.

Chinese Bible Church Petition Signatures:
To: Terri Tippit  
From: Lilly Wilen, Resident  
Re: Stalking Horse (proposed Brewpub)  
Case ZA 2016-4513 CUB

Stalking Horse has been acting extremely deceptive in terms of its proposed plan of Brewpub. Here is just a few of the numerous examples that I noticed:

Stalking Horse proposes that the interior dining area to stay open till midnight Sunday through Thursday, open till 2am Friday and Saturday. This interior dining area is actually an extensive roofless open-air interior area because it has a 150 sq ft retractable roof. Stalking Horse knocked out the entire previous exiting wall that used to separate the interior dining area and the patio area. As a result, the noise from the interior dining area will extend with virtually no barriers to the patio and the bathroom.
hallway and leading to the back residential area. The interior dining area has been
designed to have virtually no control over the noise or the public nuisance it will
create. The Brewpub was trying to deceive the public by requesting the so called
“interior dining area” operating hours till 12 midnight and 2am while the so called
“interior dining area” practically is exterior by design.

Stalking Horse proposes that the interior open air dining area to stay open till midnight
Friday and Saturday. This interior open air dining area is not interior by design
because it is connected to an open hallway leading to the back residential area.
Stalking Horse again was deceptive by using the so called “interior” to request
operating hour till midnight for this open patio dining area. Stalking Horse enlarged
this open patio area by 50% in square footage from the previous restaurant
Steingarten. When Steingarten was in business, we had to call the police 4-5 times a
week because the noise coming from Steingarten’s patio which was even 50% smaller
than Stalking Horse’s proposed patio size. Stalking Horse’s proposed plan was
extremely porous and open air which will create much more noise and public
nuisance. If Stalking Horse’ proposed operating hour and porous design is not
rejected by the city planning, residents around this neighborhood will not have quiet
life to enjoy. The residents will have to call the police every night for the noise and
nuisance.

Stalking Horse claimed that it did not require any parking space for its operation
because it was grandfathered in. This is deceptive and totally misleading. Stalking
Horse is enlarging its operating space from original 1800 sq ft legal space into a 3300
sq ft. This extra 1500 sq ft enlargement definitely triggers the city code threshold for
requiring parking space. This extra 1500 sq ft space could not be grandfathered in
without requirement of parking space. Yet Stalking Horse used technique of
submitting plan simultaneously to zoning and city planning and deceived the plan
checker. We, the residents discovered this illegal square footage enlargement without
providing parking space and reported to the city. Stalking Horse claims that they are
not require to provide any parking space for its 128 seating dining. Stalking Horse is
trying to deceive the public. I hope you will look into this parking requirement issues
and prohibit the illegal business operating behavior.

I do not want to take up too much of your time even though there are many more
examples I could list to show you that Stalking Horse has been very deceptive from the
very beginning till now. Stalking Horse proposed extended hour is not in any norm
with the operating hours of the restaurants within half a mile radius. All of the
restaurants that are successfully operating in this neighborhood close at 9:30 pm to 10
pm. Stalking Horse’s proposed extremely extended operating hours and porous
design of the entire building and with no parking space provided for the 128 seating
dining and bar seating, it will without any doubt create tremendous noise and public
nuisance to the neighborhood. With the drunks walking around the neighborhood getting into the car at 12 midnight to 2 am, it will certainly create public safety issue to the neighborhood and it will increase crime and police work load.

Please help us to reject Stalking Horse’ proposed unreasonable extended hours, extremely porous building design and operating without a single parking space for 128 dining and bar seating.

Sincerely,
Lilly Wilen
Resident- Almayo Ave.

F) Backhouse, 10913-10915 W. Pico Blvd. case ZA2016-4898-CUB, ENV 2016-4899-CE. Pursuant to Section 12.24-w, 1 of LA Municipal Code conditional use permit to continue sale and dispensary of full line alcoholic beverages for onsite consumption in conjunction with existing 2,260 sq ft restaurant, 60 indoor and 8 outdoor seats on the patio located on public right of way. Present hours are Sunday-Thursday 4 pm to 12 am and Friday-Saturday 4 pm to 2 am. Proposed hours of operation are from 11 am to 2 am daily. More info at: http://planning.lacity.org/pdiscaseinfo/CaseId/MjExNjUx.

Ms. Tippit – Backhouse is expanding into the adjacent storefront. They are proposing to change their hours from 4pm-12am to 11am-2pm. I called the manager. We don’t have a problem with 11am, but we might have a problem with 2am. The manager said the business we have does not warrant it to be open until 2am. I said they need to come to the WNC meeting to present the proposed changes and they did not come. I want to write a letter saying we invited them, it was agendized and the business did not come to the WNC meeting.

Mr. Shabsis – A lot of other NCs give an automatic denial if people do not show up.

Mr. Shabsis makes a motion pertaining to Backhouse to send a letter to the Zoning Administrator that says the applicant failed to appear at the Neighborhood Council meeting in which the matter was agendized and therefore the WNC does not support any changes at this time.
Second: Ms. Broide
Votes in Favor: 1,2,3,4,6,7,8,9,10,12,13,14,15,17
Not in attendance: 5,11,16
14-0-0
Passed

G) Ms. Tippit, Grievance Motions:
Ms. Tippit read the following motion for consideration: A motion for possible action on the grievance received by the WNC Board March 10, to "waive consideration of the Grievance and request the Department to forward the Grievance directly to the Regional Grievance Panel for consideration." For more info, see DONE's grievance procedures document, Section D2b: [https://empowerla.org/wp-content/uploads/2016/03/Grievance-Policy.pdf](https://empowerla.org/wp-content/uploads/2016/03/Grievance-Policy.pdf).

-This motion is being made for consideration following the WNC Recording Secretary's discussions with DONE who has confirmed taking such action would be in compliance with the WNC bylaws, Article XI, which state: "In the event that a grievance cannot be resolved through this grievance process, then the matter may be referred to the Department for consideration or dispute resolution."

-This motion is being made for consideration in part because, per Article XI, the WNC Board cannot "refer the matter to an ad hoc grievance panel comprised of at least three (3) Stakeholders who are randomly selected by the WNC Recording Secretary from a list of Stakeholders who have previously expressed an interest in serving from time-to-time on such a grievance panel," because no such pool exists and also because it would be more impartial/neutral to defer to the Regional Grievance panel rather than trying to establish a pool now.

For consideration, a motion for the establishment of an ad hoc committee to review the merits of the grievance received March 10 in compliance with the WNC bylaws, Article VII, which states: "all ad hoc committees shall be established by the Board" and "committee members shall be appointed by the Chair and ratified by the Board." The ad hoc committee will select a "Neighborhood Council designee," who "shall have the opportunity to present an opening argument" and represent the WNC at the Regional Grievance Panel hearing, per DONE's grievance procedures document, Section D10: [https://empowerla.org/wp-content/uploads/2016/03/Grievance-Policy.pdf](https://empowerla.org/wp-content/uploads/2016/03/Grievance-Policy.pdf).

Mr. Rosenfield- If I may, since I helped write this motion, people are supposed to let me know if they want to be on the grievance panel and nobody let me know. At the time the grievance was filed I had no names for the grievance panel, so it’s not fair for us to open up a process once the grievance is already filed to say who wants to be on this panel. So, per my discussion with DONE and per the bylaws, it gives us the ability to waive consideration and to send it directly to the Regional Grievance Panel. That is what this says.

Ms. Tippit – So this is what we are going to do, we are going to push it forward to them. I do not know how often they meet.

Jasmine Elbarbary, DONE Representative – I am your field representative. I plan to see more of you now that there is some better staffing in our department. The grievance
language that exists in your bylaws has been there for many moons. Many NCs have
this in the bylaws and it does not come up, until it comes up. As Aaron stated, not
having the names beforehand and then trying to establish people after the fact, might
be perceived as not fair. So in the interest of neutrality, just kick it to the Regional
Grievance Panel.

Mr. Spector – And it is really DONE’s recommendation to do that?

Ms. Elbarbary – We do recommend it.

Mr. Rosenfield – And it goes there anyways.

Ms. Morocco – Right.

Ms. Elbarbary – The Regional Grievance panel meets when they have a grievance, so I
do not have a date. Once you vote, I can start the process of organizing the grievance
panel hearing. Representatives from your Board will be there.

Mr. Spector – Who will be on the Regional Grievance Panel?

Ms. Elbarbary – Our dept has a previously established list of people not from your
area.

Mr. Spector – They have experience with how NCs work?

Ms. Elbarbary – Right, they have experience in NCs in different regions, so it is
impartial.

Second: Mr. Rosenfield
Votes in Favor: 1,2,3,4,6,7,8,9,12,13,14,15,17
Abstentions: 10
Not in attendance: 5,11,16
13-0-1
Passed

Ms. Tippit – I am going to assign Steve and Lisa to be on an Ad Hoc Committee to work
with DONE to address the submitted grievance. The concern raised with the grievance
is we did not do enough outreach. Lisa is the Outreach Chair. So she can come up with
the bill statements, fliers and can prove we did outreach. It cannot be until May 3
though.

Ms. Morocco – I am not in town until May 3 and Pick Pico is May 21. Please let it not be
before Pick Pico, or the day after.
Ms. Elbarbary – You have to respond to the grievant within 60 days and if that response is we have decided to send it to the DONE, you are sending a response. That is my understanding. I could be wrong, I will double check. If people are out of town, you can write things up, send it to me and I will present your comments to the Regional Grievance Panel.

Mr. Shabsis – Having never seen a grievance in process, what if the grievance prevails, what might be the outcome?

Ms. Elbarbary – If the Panel determines you have not done outreach, then you are going to have to do outreach based on x,y,z parameters. They will propose a solution to remedy the grievance. They will come up with something within reason, not something other NCs would not have to ordinarily do too.

Mr. Rosenfield – Jasmine has been very helpful navigating this, so thank you Jasmine. I also wanted to let people know the grievance committee volunteers as of today are Phil Davis, Joanne Dorfman, and Steffeny Holtz. If people want to be on that list they should email me.

Ms. Elbarbary – You should reestablish a list as it is a good practice every year. My personal opinion is it is more impartial to send it to the Regional Grievance Panel.

*Ms. Tippit leaves the meeting.*

H) Treasurer’s Report – Ms. Burns: We are getting an extra $5,000. We need to submit all NPGs by 6/1/17. Bring your ideas on how to spend our remaining dollars for next month’s meeting.

*Ms. Burns presented the amended budget for Fiscal Year 2016-2017 as follows:*
Ms. Burns made a motion on a revised WNC budget package amendment to include an additional $5,000 in funds, with budgeted categories to be distributed as follows: 100 - $3000, 200 - $2000, 300 - $3000, 400 - $34,000, 500 - $0.
Second: Ms. Broide
Votes in Favor: 1,2,3,4,6,7,9,10,12,13,14,15,17
Not in attendance: 5,8,11,16
13-0-0
Passed


Ms. Burns presented the MER as follows:
Motion by Ms. Burns to approve the Purchase Card’s monthly statement MER for March 2017 as presented.
Second: Ms. Beale-Rosano
Votes in Favor: 1,2,3,4,6,7,9,10,12,13,14,15,17
Not in attendance: 5,8,11,16
I) Ms. Morocco – Neighborhood Watch Recap: We had 125 people come to the WNC neighborhood watch meeting. It was very successful. We spent just under $500 and gave booklets to everyone. Cynthia is looking to do an emergency preparedness training following the success. Look for that request in May.

J) Ms. Morocco, Pick Pico Update: Pick Pico is the best thing we do. We have 82 participants already signed up. Last year we had 126 total. We are targeting a bunch of food places because we are one short of last year and it would be awesome if we can get to 15. Gold sponsorships were great. Pay pal was awesome. We have 5 platinum sponsors contributing $2500 or more – JMB, Westfield, Macerich, FOX and FOWLA. CD5 has agreed to pay for the Sanitation Package K and the City Lot fees to close City Lot 715. The entertainment lineup is coming together. Jae is in charge. Pico Push Broom Patrol is back. As soon as the posters and postcards are printed, the Pick Pico team will distribute to the shops. Take a look at the Heyler newsletter, Pick Pico is on the back. This is an all hands on deck event. There are going to be shifts. Please clear your schedule that day. We are spending $20,000 on this, please make it count.

Ms. Wu – The committee has spent countless hours already outreaching to the businesses. So please provide help on the day of the event. Our main point of this event is to connect the businesses with the stakeholders and have people come and unite as a community. There is a WNC booth and we need to be in that booth and be the face of the WNC.

Ms. Morocco – Barbara has gotten free tree distribution. We are committed to expanding the WNC booth to do even more this year.

Ms. Elbarbary – I will be at the event in the afternoon.

Mr. Fattal – I propose a WNC signup sheet the next Board meeting with shift hours.

K) Westside Regional Alliance of Councils (WRAC) report, Barbara Broide, Support for WRAC Motions:

Motion by Ms. Broide the WNC support: The Westside Regional Alliance of Councils formally requests that LA City Planning compute the maximum build out under existing zoning for low, medium and high density residential zones as well as commercial zones. These calculations shall include the highest possible SB 1818 and
JJJ density bonuses, as well as ADUS for each of the neighborhood and community councils in the Westside Regional Alliance of Councils area.
Second: Mr. Rosenfield
Votes in Favor: 1,2,3,4,6,7,9,10,12,13,14,15,17
Not in attendance: 5,8,11,16
13-0-0
Passed

Motion by Ms. Broide the WNC support: The Westside Regional Alliance of Councils formally requests updated current figures on population and population density in the Westside Regional Alliance of Councils area and including a comparison to 2010 figures.
Second: Ms. Mason-Heller
Votes in Favor: 1,2,3,4,6,7,9,10,12,13,14,15,17
Not in attendance: 5,8,11,16
13-0-0
Passed

Motion by Ms. Broide: The WNC requests that Council Districts 5 and 11 prepare regular email planning bulletins that compile current land use issues, including citywide policy issues, current hearing dates, and details about Westside developments being considered by the City.
Second: Mr. McMillan
Votes in Favor: 1,2,3,4,6,7,9,10,12,13,14,15,17
Not in attendance: 5,8,11,16
13-0-0
Passed

Motion by Ms. Broide: The WNC supports the “Back to Basic Car” proposal (Council File # 17-0078) authored by Councilmember Mike Bonin and co-sponsored by Councilmember Joe Buscaino — a smart, sensible and achievable neighborhood police patrol enhancement strategy that would result in a larger and more robust LAPD patrol force, and would greatly improve the safety of neighborhoods throughout Los Angeles.
Second: Ms. Burns
Votes in Favor: 1,2,3,4,6,7,9,10,12,13,14,15,17
Not in attendance: 5,8,11,16
13-0-0
Passed
Second: Ms. Wu
Votes in Favor: 1,2,3,4,6,7,9,10,12,13,14,15,17
Not in attendance: 5,8,11,16
13-0-0
Passed

Motion by Ms. Broide: The WNC supports the 3/8/17 recommendations of the City’s Rules, Elections, Intergovernmental Relations, and Neighborhoods Committee to establish the administrative structure for adult-use and medical cannabis business licensing, including:

a. The creation of a new Cannabis Licensing Commission with the authority to administer the cannabis license and hearing process, as well as renewals, revocation, inspection co-ordination, and audits:
   -- Commission comprised of five members with 4-year staggered terms;
   -- No member may have been a registered lobbyist within the City for any cannabis-related activities for the 12 months prior to appointment;
   -- Three appointments by the Mayor and two appointments by the City Council;
   -- Minimum of one Commission appointee by the Mayor to be an elected member of a Neighborhood Council at the time of the appointment.

b. The hiring of an Executive Director by July 1, 2017 to oversee Commission staff.

c. Requiring the CAO to immediately prepare budget and staffing plans to allow the Commission to be fully operational by Sept. 1, 2017, and conduct a fee study to achieve full cost recovery for cannabis regulations.

d. The establishment of an online cannabis licensing program.

City Council File 14-0336S5
Second: Ms. Morocco
Votes in Favor: 1,2,3,4,6,7,9,10,12,13,15
Abstentions: 14,17
Not in attendance: 5,8,11,16
11-0-2
Passed

Visit http://westsidecouncils.com/pending/ for more detailed information on the above.

L) Announcements:
Ms. Broide – For next month: (1) We should consider supporting a motion for retaining $50 million from Measure M for pot hole and sidewalk repairs. (2) Budget day is 6/24. (3) The WNC needs to pass a motion next month regarding receipt of free meeting space at Westside Pavilion.

Mr. Shabsis – A number of stakeholders are curious as to what is going on with Macys.

Mr. Spector – There is not much I can report. There is a new owner at Macys. Macys is still operating. There are some conversations between the owners. We won’t know what happens with this property until there is an agreement between the two.

Mr. Sripoona – Wilshire from San Vicente to Fairfax will be closed on 4/24 for the Turkish genocide March from 8am-4pm.

*Motion to adjourn by Ms. Broide*
Unanimous

Submitted: By Aaron Rosenfield, 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.”*