A) Call to Order, Ms. Tippit, WNC Chair, 7:08 pm

Attendance:
Jae Wu (Seat 1)
Steve Spector (Seat 4)
Talia Nosrati (Seat 5)
Sarah Shaw (Seat 6)
Barbara Broide (Seat 7)
Terri Tippit (Seat 8)
Sean McMillan (Seat 9)
Mary Kusnic (Seat 11)
Brandon Behrstock (Seat 12-alternate)
Francesca Beale-Rosano (Seat 13)
Shannon Burns (Seat 14)
Caryn Friedman (Seat 15-alternate)
Aaron Rosenfield (Seat 17)

Not in attendance:
Lisa Morocco (Seat 2)
Lisa Tabor (Seat 3)
Stacy Antler (Seat 10)
Wendy Dox (Seat 16)

B) Approval of the June 8, 2017 Minutes: The minutes were reviewed and discussed. Changes were submitted regarding clarification of the grievance hearing and some formatting typos from conversions between different versions of Microsoft Word.

Motion by Mr. Rosenfield to approve the June 8, 2017 minutes.
Second: Ms. Kusnic
Seats in favor: 1,4,7,8,9,11,14,17
Seats abstaining: 5,6,12,13,15
Not in attendance: 2,3,10,16
8-0-5
Passed

C) LAPD Report:

Ms. Tippit – This is Mario’s last meeting. He will be retiring.
SLO Mario Gonzales – I remember when the Neighborhood Councils (NCs) got sworn in, and now 34 years later I am done. It has been a real pleasure.

*There is a round of applause for the service of Officer Gonzales.*

SLO Ricardo Ballesteros - 33652@lapd.lacity.org, 310-444-0738: We have a West LA Division Carnival behind the court house near the station; right off of Butler; it starts tomorrow. The hours are Friday: 5pm-11am, Saturday: 2pm-10pm and Sunday: 1pm-10pm. It is for the cadets and the Station Fund. There will be games and rides.

Ms. Tippit – Tell us about National Night Out the first Tuesday of August.
Officer Gonzalez – It is at Stoner Park. It will be the usual; rides, photos, hamburgers and hot dogs for free. It is a lot of fun, you will enjoy it.

Officer Ballesteros – I was working Skid Row for a month and then was in training. Homelessness is the number one issue. Under the 10 Freeway on Coventry; it is an ongoing thing. I was out there last week doing cleanups. That is why they sent me to Central to learn about tactics. Last week there was a cleanup under the 10 Freeway on Coventry and then we moved up to Ohio. Notices have to be posted. I did a sweep this morning again for warrants. One individual was taken to the hospital for serious infections. The Los Angeles Homeless Services Authority (LAHSA) showed up and is now putting out cleanup signs all over again. We are out there doing what we can. We are limited in what we can do. Jack from Council District 5 (CD5) is one of the resources we use to push information through to Sanitation and other departments. There have been some residential burglaries. You can set your alarm and lock everything up, but sometimes people will make entrance into the residence anyway. Locking things up does help, so you should do that. We are getting a lot of videos coming into our office. We try to connect the reports people make to the videos.

Marlene Felix – Have there been any more patrols added? There have been three burglaries on Midvale.

Officer Ballesteros – Look at [www.crimemapping.com](http://www.crimemapping.com) and you can see what is going on. When we get spots on the map, that is where the resources go. You might not see black and whites, but we do have undercovers working. Even though officers have to respond to the radio, they have to go back to the area they are covering when they are done. We have an internal score we use of areas and West LA is ranked second best in the City.

Mr. Rosenfield – Officer Ballesteros, I know you have been busy because I have been giving your contact information out to my neighbors. Thank you for being so responsive to the issues in our area. I wanted to let you know that today I was walking with my daughter back from the supermarket. Juggling groceries and her I attempted to snap a photo of what appeared to me to be a drug deal. Can you lend comment on how the drug situation is a contributing factor to what we are seeing?

Officer Ballesteros – Under the 10 Freeway there are two heroin attics. People’s tents should be rolled up by 6 am in the morning. If they are not, the RFCs then turn into warrants. Narcotics does know about the couple.

Mr. Behrstock – By Norms the guy never puts his tent down.

Officer Ballesteros – I will be there tomorrow morning to check on it.

Member of Public – What is being done to help the homeless not be on our sidewalks?

Officer Ballesteros – We do all we can. But people have to want change. If I take people to a facility, there are rules about being sober and entry/exit times. The person I took the hospital, his
shoulders are swollen from shooting up. When you offer services, most people do not want them. The services are there, but people have to want help.

Mr. McMillan – The issue is so staggering and so large. People are getting out of prison earlier. There are housing affordability issues. Drugs issues. We have to treat people as neighbors because that is what they are. LAHSA is super involved. We are starting to spark small grids of involvement, so we can have organized meetings and a number of people come with compassion. But you are also talking about sanitation issues, disease and crime. If you look at www.crimemapping.com in scale, our area doesn’t look bad as many others in LA. Within 3 hours of the cleanup on Coventry, people were back where they were. You have to do something, because if you do nothing, nothing is going to happen.

Officer Ballesteros – But please don’t approach the homeless. It is hard for us in uniform to deal with them. Use the My 311 app. Send it in. Someone is going to have to handle it eventually. Keep reporting and documenting.

D) Paul Koretz’s Office, LA City Council District 5 Report:

Faisal Alserri – Tonight I am pleased to announce a new member of our team. He works out of the Valley office and is going to be handling the Pico South area. This is Aviv Kleinman, 818-971-3088.

Mr. Kleinman – I grew up in the neighborhood, so I am pleased to be representing the District. Please call me with any questions.

Jack Sripoona – The Median situation has been pretty ugly. A contractor has been hired and will start work after 7/17. If you have any locations that are especially bad, please let me know.

E) Sheila Kuehl’s Office, LA County District 3 Report:

Stephanie Cohen – I worked for Holly Mitchell and Richard Bloom in the Legislature. I am very familiar with this area. Our region is very large, from Venice and Santa Monica to Pacific Palisades, all the way out to Los Feliz and West Hollywood. My contact info is: scohen@bos.lacounty.gov, (310) 231-1170. I wanted to introduce myself and next time we can spend a little more time going into issues.

F) Office of Karen Bass, CA District 37:

Kenneth Ahn, kenneth.ahn@mail.house.gov – We are here because we heard a lot about the United States Postal Service (USPS) issue.

G) Public Comment:
Marlene Savage – I am on the Steering Committee of the Congress of Neighborhoods. Saturday September 9 is the event. It is a day of education & networking for Neighborhood Council leaders. There will be tables for every City Department. More info: http://www.nccongressla.com/.

Tami Smason – I have a DWP Issue. We had a power surge in September last year and it burned out appliances in 11 houses around the 2300 block of Greenfield. We filed claims and were ignored or they were dismissed. They determined there was a failure due to undetermined causes. Because the outage was not predicted, they claim it is not their fault. One of my neighbors can’t afford to replace her refrigerator.

Ms. Tippit – Maybe this is an issue Steve Lopez at the LA Times wants to pick up. Your home insurance policy does not cover it?

Ms. Smason – There is an exclusion.

Ms. Broide – Tami was at our HOA meeting and I told her I would contact the DWP Advocacy Group. Maybe as an NC we can come up with draft language that gives customers the right to recourse and a response in a certain amount of days for issues like this?

Ms. Tippit – Tell Shlomo we should work together. When are you going to put them in touch with Humpharies and all those people?

Ms. Broide – This week.

Christina Close, Midvale, north of Olympic – I had a large tree fall March 27. It tore up the sidewalk and driveway. I reported the tree dead 5 years ago, twice. It took the City days to clean up the tree. I am seeing kids trip. I do not know the right course of action. They said there is zero funding for concrete for the broken sidewalk. The 311 case bounces back closed.

Ms. Tippit – Talk to CD5 and Barbara, your HOA rep.

Steve Paskay – Is there an update on Norms and what is replacing Norms?

Mr. Sripoona – There is no update on Norms, unfortunately. Officer Ballesteros will be out there tomorrow.

Ms. Tippit – They are probably sitting on it to see what happens with the upzoning.

H) Century Plaza Hotel Update:

Todd Nelson, Land Use Attorney – Construction is underway. Site prep has occurred. Fencing is up. Site clearance is starting. We are getting ready for more intense excavation. Sidewalks and partial lane closures are occurring. Notices to adjacent properties are going out to keep pedestrians safe. As we are finalizing permitting, the project is proposing 1600 parking spaces
for the commercial component. We really will have an excess amount of parking. We retained a transportation consultant and a study was done that showed we have 400 spaces in excess that are being provided. So shared parking (for different hours of day) will occur and we are going through a zoning administrator. We think we will be done with the project two months early. The Hotel is remaining and there will be towers behind it.

I) Mail Issues:

Christine Reins-Jarin, Postal Inspector – The Postal Inspection Service is one of the oldest law enforcement agencies in the nation. We are Federal and we do investigations. We investigate crimes against the Postal Service, against employees, mail fraud and regarding mail theft. We also cover child exploitation. Most people are here for mail theft I know. It’s an issue in SoCal for sure. We are working to upgrade our infrastructure. That includes postal collection boxes and we are at meetings like this raising awareness. One of the biggest things to preventing mail theft is picking it up every day. If there is nothing to steal in the evening and night hours, there is nothing to steal. We want to hear about each and every instance of mail theft. Our reporting number is 877-876-2455. We also recommend reporting to the LAPD as well. We do not investigate internal crimes committed by USPS employees; that would fall under the Office of Inspector General. We do work with the USPS on infrastructure upgrades, but we generally do not deal with service issues.

Ms. Tippit – There was a rumor that a postal employee was arrested for mail crimes. Is that factual?

Una Person Hodges and Terria Clausell, Rancho Park Post Office Managers – That is true, there was an inside job occurring.

Inspector Reins-Jarin – At the Rancho Park Post Office there have been upgrades to the collection boxes to deter mail theft. The new boxes are a significant upgrade, but people should still deposit mail prior to the last pickup, so it does not sit there for an extended period of time. Please report issues. We do want to know about all instances. You may not always get a call back, but sometimes something that your report can help with a case later on.

Ms. Tippit – One of the problems is that people get another person’s mail that has the same street number, but is located on a different street. Delivery to the wrong places happen because we don’t have mail carriers who know the area.

Manager Person-Hodges – One of our biggest problems is the turnover. This person sorted the mail by address and did not pay attention to the street. We have seen new carriers deliver the wrong mail to the entire street. When you add in that people are new, looking for dogs and in a hurry…we need to give a little more training.

Paul S. – Do you work with the Office of Inspector General?

Inspector Reins-Jarin – It depends on the case.
Manager Person-Hodges – There were 8-10 blocks that were impacted by the mail employee who had been acting inappropriately. From memory, Expo and Ayres were where the person was working and that person is no longer with the USPS.

Elaine Orner – I had an incident of missing checks.

Manager Person-Hodges – Please report these things when they happen.

Mike Woods – I live on the 2500 block of Greenfield, which intersects 10900 Ayres. This is systemic and I have seen it get worse over the last few years. I get my kids birthday cards without the money. I am looking to the Office of Karen Bass to get me my mail. I do not want jurisdictional BS. I have written three letters. You are the representative in DC, but this is your home. I get 25% of the mail I should be getting. I am not even getting the bills. When checks are coming, I need them. I cannot afford all the little ways to protect my mail. I can’t go get a PO Box; that is not a solution. Let’s get the right people here. It is not the blue box stuff. It is something going wrong in the regional hub. It has been going on for a while. It is just now fully noticeable.

Edgar Bardesen – I live on Expo not far from Mike. We have not received mail from the IRS, missing credit cards, checks, post from the INS. From American Express, they ask for a new address for me because the mail was sent back. In the Mail Service, they know how bad the Rancho Park service is. It is an ongoing thing and it is absolutely ridiculous. It was fine when the former person was here and then when he retired, it all fell apart. $2000 was taken from the credit cards because it was not delivered.

Manager Person-Hodges – We are splitting up 7-8 routes currently. That means four carriers are delivering a piece of a route. If they get the wrong mail in their route, it comes back and it can end up in the wrong pile and be returned to sender. The person who is no longer a part of the Mail Service had a direct hand in a lot of the last eight months of problems. We are working on finding regular carriers.

Edgar Bardesen – It would be nice if people at the counters were friendly too.

Marlene Felix – I disagree with that last statement. I think people are trying really hard to deliver customer service. We have not had a regular carrier in four years and that is a problem. We don’t know them and they do not know us. Our mail comes at 8 o’clock at night; never at the normal time. I used to put holds on my mail; it never worked. So, I put a slot in my front door. At least that works because it goes in my house.

Joanne Dorfman – The Office of Inspector General, can we call them?

Inspector Reins-Jarin – They have a website. There is a link on the USPS website at the bottom.

Ms. Dorfman – We did not have mail delivered at all on Tuesday, July 11. I think I know who that employee was who was a problem. We have been the victim of IRS checks missing that
were cashed. I got my magazine today for the first time in a long while. I always had to call them in the past because they never came.

Manager Person-Hodges – I will give you the contact info for the Rancho Park USPS: 310-268-0624, 310-479-7194.

Richard Feifer – I signed up for a service at USPS that gives you a scan of your mail.

Inspector Reins-Jarin. It is a new service called Informed Delivery. You can subscribe to that and it will give you a notification. It is limited to ten pieces I believe at one time.

Manager Person-Hodges – The mail is scanned when it is processed at the processing plant.

Manager. Clausell – Thank you everyone for the feedback. We have had a rash amount of dealings with pets. If a carrier comes up and a dog comes out, they are to bring the whole block’s mail back. Two weeks ago, when it was hot, there was a dog that was not restrained. The dog was asleep and the mail carrier did not know it was there. The dog woke up and bit her and she had to have arm surgery. Please keep your dogs on a leash, so we can provide the service as we are determined to do.

Ms. Broide – I want to complement our carrier Jojo who replaced Ken. Two suggestions: (1) I do not know if all the collections boxes have been replaced, but it’s an easy fix. (2) It would be great if a one way slot could be installed in the front of the Rancho Park Post Office building for after-hours mail. Thank you for the phone number. It would be nice to be able to let you know when things are not working.

Manager Person-Hodges – You can email me. If it is for 90064, I will forward them to Terria. Email: uperson@usps.gov.

Ms. Burns leaves the meeting.

J) Zoning 2951 Midvale - CF No. 15-0117 CPC-2016-4760-GPA Council District: 5 - Koretz CEQA: ENV-2016-4761-ND Last Day to Act: N/A Plan Area: West Los Angeles General Plan Amendment to revise the existing West Los Angeles Community Plan land use designation for a 6,345 square-foot lot fronting on the west side of Midvale Avenue between National Boulevard and Sproul Avenue, from Medium-Density Residential to Low-Density Residential, in conjunction with the continued use and maintenance of an existing single-family home and detached garage. Planning Department action to correct an inconsistency in the Plan for 2951 Midvale. It was researched to reduce it from medium to low, and was in agreement that the property should be R-1-1 low.

Current zoning per http://zimas.lacity.org/:
Mr. Alserri – Good evening again. I am Faisal Alserri, a planner for Paul Koretz’s Office. We strive to improve our quality of life. Although the USPS is not our jurisdiction, if we can help, let us know.

Council Member Koretz does have a position on this. I am going to do my best to present this as fair as possible. On the northwest corner of Midvale and National, there are two properties with single family homes. Both are medium residential. You can build up to seven apartment units on those properties. Many lots on National have apartments on the corners. This issue predates Council Member Koretz. The HOA brought the issue of zoning to former Council Member Weiss around 2007 and said it must be an error because the whole block is single family houses. Most of the other streets have apartments on both corners; this street does not. The very corner lot actually applied to get a higher density. They are going to build four small lot single family houses instead of apartments as a compromise. So, they are basically breaking one parcel into four. The City could not deny them that change. So, that one corner will be four small lot homes. Now we are talking about the lot next door to that property. So this is the property second from
National. We initiated a general plan amendment for the zoning to go from medium to low. The properties are all designated R1-1, which is in conflict with the medium designation. Land use changes have to go to a citizen board, such as the Area Planning Commission. Council Member Koretz introduced an amendment in 2015. This went before two boards and both boards decided not to downplan this lot because of things like the housing crisis. This is coming to the City Council now. As I understand it, there are 160 signatures that are coming from people asking to stop the zoning downgrade. We want this Neighborhood Council to take an action tonight. As of today, we are continuing to downplan this property from medium to low and to keep it R1.

Marilyn Tusher – This is a Planning Department problem. This is correcting a mistake.

Mr. Alserri – The Planning Department is recommending this be down-planned from medium to low to be consistent with the block.

Mr. McMillan – This is a volatile issue for this particular neighborhood. It was brought up a decade ago and then got lost in the cracks. It appears as an anomaly. The HOA might be the oldest HOA on the Westside and it talks about preserving quality of life. I represent the identical map of the HOA on the WNC Board. When the person on the corner went to bring this up, that person did not act transparently and that caused big problems with the neighbors. That issue was compounded by fear that maybe these lots would increase density even more. At that time, the HOA and the neighbors got together and started their petition and took an official position. When you deal with anything bureaucratically, sometimes things fall through the cracks. I am the Seat for that area. By far the initial feedback I got was for lowering the density. The WNC’s official position on the corner lot was we could not support the project. Our process is for it to go to the HOA and then to the NC, PLUM then the City Council. So our feedback and decision influences the process. I have to represent the majority of the people in the area and determine what we are doing.

Shimon Roth – We would like to build a small lot division like our neighbor. We have no plans in place, but we would like to be comparable to the four units he is building. We are looking to live there as a family.

*The Roth Family had several speakers, who read the following statements:*
Speakers: Shalom, Ari, Shimon, Sarah, Tova, Yossi, Avi, Brocha, Abba, Mon,

Good Evening, (look at the panel), and thank you all for opportunity to speak.

Ari:
My name is Ari Roth and my family owns 2951 Midvale Ave.

My grandparents were of the many unfortunate people in Eastern Europe who during World War II were forcibly removed from their house, to which their neighbors proudly moved into afterwards. Fortunate to have survived the war, my grandparents then immigrated to the United States in the late 1940’s, where they were blessed with 3 children, 18 grandchildren, and 28 great grandchildren, so far. My grandparents purchased this property 43 years ago in 1974, and members of my family have lived in it ever since. Currently, my brother, his wife and their 5 children live in this house.

Many people in L.A. are affected by our housing crisis, my family included. Our grandparents did not purchase this home as greedy developers, and this anti-density initiative will eliminate potential new housing, worsening our housing crisis and personally hurting my family.

Thank you!

Shalom:
The size of our family’s current house is small and can’t accommodate our growing family’s needs; however, the existing land use density does provide adequate housing for us. Budding up to two medium density, R-3 zoned properties, we are not spot zoning, but rather wish to preserve and utilize our current land use designation that allows for us to build multiple units on the lot, which would enable our family to continue to live in the neighborhood together. For our family, the cost and utility of building one large single family residence would not be as effective as building something of multifamily utility, like a small lot subdivision.

California cities – particularly in urban areas – have failed to build enough homes to keep up with the population growth. Between 2005 and 2015, there were only 22 housing permits filed for every 100 new residents in the state of California, compared to a national average of 33. Over a longer period LA County built about one-third of the housing units needed to meet population demand. Lack of supply increases prices, and in return causes us to spend an ever-larger portion of our income on housing, which is why metropolitan Los Angeles is ranked of the least affordable regions in the nation.

Shimon:

Hi, council. Thank you for your service to the community, and the time to hear our family. My name is Simon, and I’m #6 of 15. We are here today because our family’s circumstance was not properly heard previously, as the council’s office told us that they were misinformed that we were renters and not homeowners.

Our adjacent neighbors, who recently sold their house for a fortune, have publicly expressed that they were the key driving force for the city to initiate a General plan Amendment to our lot. It is unfortunate because there are many people in the neighborhood who don’t share the same views. My siblings and I went door to door and gathered 50+ signatures from residents in our HOA that support leaving the current land use as Medium Density so we can accommodate our growing family – we were transparent with them. Additionally, we have 60+ more signatures from residents within 500 feet of our property, and 25 or so from residents within the neighborhood. Lastly, we have approximately 20 signatures from residents on our block – even from those who initially signed their support to lower the density. In total we have over 157 signatures supporting the preservation and maintenance of our current land use as Medium Density.

To express how circumstances have changed since the original interest of a select few who pushed to downgrade our lot’s density, it should be noted that our adjacent neighbors sold their property to the real estate development firm PDC Capital Group, a recently notorious EB-5 investment firm. To put that into context, the U.S. government created the EB-5 Immigrant Investor Program to encourage foreign investment in U.S. businesses. In exchange for investing in a business that creates jobs for U.S. workers, foreign nationals and their families are eligible to become permanent residents of the United States. The program’s name, “EB-5”, comes from the visa category for which immigrant investors apply – the Employment-Based Immigration: Fifth Preference EB-5.
While the program has evolved considerably since its creation in 1990, there are currently two ways for foreign investors to obtain an EB-5 Visa:
1. Direct investment in a new or existing commercial enterprise that creates jobs, or
2. Investing capital through a "Regional Center", a government-approved firm that actively manages investor funds and the immigration approval process.

On Sunday, one of our neighbors told me that they talked to an individual involved in the future development of the quaint, single story home just north of us, and they stated "we are going to crush the house soon". I only mentioned this to state how obviously circumstances have changed on the block. Our neighbors who initiated this entire case didn't achieve their goal. The property at 2957 gets approved, and our neighbors sell their property ("at an uncomfortable price to an average local person") to an investment company that helps foreigners become US Citizens. And while all this happens, we are being told that people still want to remove our rights for Medium Density!

The home that was outspoken regarding preservation, character, etc. is going to be the next upcoming home on the block to be replaced with a larger two story home. And this trend will continue- it's inevitable- as such houses will continue to pop up throughout the neighborhood.

We feel the current push to change our land use is solely to placate a handful of individuals who are taking it personal that the city has fully approved the zone change at 2957 Middale.

The Community Plan designates our property for multi-family development, consistent with the pattern along National Boulevard. The current General Plan and Community Plan Land Use Maps designate the Property as Medium Residential. On May 11, 2017, the City Planning Commission put forward two separate motions to act on this matter, but was unable to reach the necessary votes on each motion. On May 25th, 2017, in our favor, the CPC rejected the initiative to change the density to low.

- People are misinformed that by preserving our land use and approving a zone change that this will cause developers to
- The alley division has no consistency
- 2951 and 2957 are the only houses on the block that share a double driveway
- It was previously stated that our address is a Middale address and therefore is different than the other Medium Density properties along National. These is inaccurate, as addresses of properties on parallel streets within our depth are similarly numbered according to the side street (show picture of similar addresses).

Tova?

Good Evening, My name is _______, I married the cutest Roth – he resembles Justin Timberlake.

Down the block at 2916 Middale Ave sits a 2,000 + square foot home on a 2,600 square foot property. This house is similar in character to a typical home on a small lot subdivision. Our family sees the benefit in new construction for the area and realizes that it will only add value to the block.

Comparable to our adjacent neighbor at 2957 Middale, who is already approved by the Mayor of Los Angeles for a small lot subdivision, we are interested in working with everyone to build for personal family use something which will be similar in character with the house already on the block at 2916 Middale.

Jacob:

The City Planning Department initially recognized the need to add housing, especially in the area, and therefore designated 2951 & 2957 as medium density, which conforms to all other properties along National Blvd up to two residents' deep. 2951 and 2957 fall within the same line and should similarly be zoned R3.

The city is currently looking into areas referred to as Transient Oriented Communities "TOC" to add density to properties that are within a half mile radius to main public transportation hubs. Our property is within that distance from the Expo line. I believe it's all the more reason for our family's lot to maintain its Medium Density. We aren't asking to add density, we just want to maintain it.
The feeling of home ownership and pride positively impact the values of the surrounding properties, not to mention reinforce the strong family values that act to decrease crime and other negative forces in the neighborhood. This further works to support and sustain house values and a distinctive small neighborhood feeling that is enjoyed by all residents of the area. The potent combination of rising property values and a tightly held property, occupied by the same family, will really enhance the community feel of a neighborhood. We are here to work together with the neighborhood in openly discussing the best way to accommodate each other’s needs.

Thank you for listening!

Yossi:
Good Evening Council, my name is Yossi, and I’m the oldest of the 15 Roth children.

I, together with my wife and 5 children, have lived at our family’s house for the last 10 years. Our growing family has owned the property since 1974, and we are so happy and fortunate to have it in our family.

The property and the neighborhood has a very special place in each one of our hearts, and preventing our family from being able to evolve and expand on it would be a very unfortunate setback for us.

Our family trusts in fate and divine providence, and realizes that we own this exact property for a reason. Since we believe that everything in life is for a purpose, we believe the reason my grandparents purchased this particular house 43 years ago was solely to secure a piece of land for a handful of their grandchildren to accommodate each of their family’s needs.

I can attest that my neighbors will only say positive things about my family. In all the time that my grandparents and my family have lived here, we have gotten along very well with our neighbors and have only contributed to the community. We pray that my siblings will soon be able to add to this wonderful neighborhood as well.

Thank you for your time, understanding and cooperation.

Sarah:
Dear Council:
My name is Sarah. I’m number 8 of 15.

I, my husband and our 3 wonderful children are fortunate that we live on a family owned triplex together with two of my siblings. We provide each other with support, good company, comfort and security, a lending hand, family dinners, trusted babysitters- the list goes on and on. The property is maintained much better than when an owner rents out the units.

My husband and I have been trying to purchase a house, but with the current high cost of living and house prices, presently we just can’t afford it. As a parent who sacrifices regularly for my children, I empathize with my parents as I see that they just want to help us all out. I have siblings who are looking to make the next move in life by getting married and eventually creating a family. Please help us keep the existing land use designation, so my siblings’ dream may be a reality.

Thank you, and may God bless you and your families.

Avi:
Good Evening (Look at the panel and smile),
Thank you for allowing me the opportunity to speak today

Voting in favor of the motion to change the land use is a setback for the City of LA and our family.

Changing the land use negatively affects the housing crisis we currently face in LA. Additionally, the proposed change prevents my family from obtaining affordable housing in what is becoming a less affordable city, which takes away from one of the most fundamental rights in our sacred and honored constitution, the right to property.
Our family currently has the legal right today to provide affordable housing for our family, voting in favor of this motion deprives my family of that exact right. Our family is a respectful and very much liked bunch in all the communities and circles we touch. My father is the president of his temple, and my mother hosts weekly community classes and events at their house. Our parents raised us by example.

Like with everything my family does, any modifications to the lot will be done with respect, consideration and dignity to LA, the neighborhood and block, while only enhancing the overall value and quality for the future of LA and the generations to come.

Thank You Council!

Abba:
As the current owner of the property since my parents’ passing, I would like nothing more than to work with the city council and neighbors to help find the delicate balance between the neighborhoods’ wishes, our family’s needs, and my wish to re-create, sustain and preserve the neighborhood feeling of my youth for the benefit of my own children.

My wife and I are blessed with 15 children. My children are now at a stage where they are getting married and beginning their own journey of creating warmth and fond memories with their own families. It is my wish as a father to be able to see my children live close to each other, so they can continue and enhance the strong bond that siblings share, in the very same neighborhood and property where I grew up in the 60’s.

Our large family has unique accommodation requirements, and being able to subdivide the property for the benefit of the family so siblings can stay close in order to enjoy each other and support each other will only have a positive outcome for all the residents of the area, and I know that’s the outcome that the council is seeking.

I appreciate the opportunity to put my case forward, and I appreciate your time in considering our case. I look forward to a positive outcome.

Thanks for your consideration.

Mom:
Thanks for the opportunity to address the city planning council on a matter that affects my family.

My name is Esther, and I am blessed to be the mom of 15 wonderful and loving children.

My family left the Soviet Union, otherwise known as the Iron Curtain at a time when one’s rights were not respected or honored; we came to the United States because of the rights and freedom promised by our forefathers. Please keep that promise. Los Angeles is a beautiful city and we are all fortunate to be in a country that protects our rights.

Rising property prices and the ever-growing restrictions on development is a concern to me personally because my children can obtain affordable housing with the current designated land use.

I pray and look forward to watching my children, grandchildren, and with God’s help great-grandchildren, grow up to be near their relatives here in Los Angeles - hopefully on this lot.

I’d like to suggest that the council not support this change in the interest of all of our future generations, and so my family can continue to live and expand on the property.

I trust the simplicity and clarity of this case will ensure you vote to oppose this motion.

Thanks you!

Ms. Tippit – We have no validation of these signatures. I do not know if two or three people in a household signed. Each household counts as one signature.

Shimon – There are some doubles in a household. Still, we are talking about 100+.
Ms. Broide – In the past, we have had people come to the Planning Dept. saying the neighbors all supported them and then later we hear they didn’t want it.

Ms. Tusher – This is a planning error. It has nothing to do with the people who live there or who own the property. It was asked to be corrected ten years ago. All the homes on that block are R1-1 and are low residential since the day they were built in 1944. The mistake occurred in the 1970s; a slap on the map with colors. The Planning Dept. has researched this issue and recommends low residential. The street is very narrow with single family homes on the block.

Katherine Cominolo – We have lived on the block 40 years. I love Yossi and his family. But people are speeding down our street. My mom is getting older. She can’t park in front of her house. We don’t mind if you build a bigger house. What we don’t want are subdivisions. We don’t want that medium density because we worry about the safety of everybody; the safety of Yossi and his kids. We have pets that have been killed and kids that have almost been hurt. Nobody came to our house explaining exactly what you want to do. We have been hearing stories and we don’t know what the true story is. We support low residential.

Marlene Felix – They did come around and come to my house at 2700 Midvale. I thought you said you wanted to change the zoning. That was the impression I got. You want to keep the medium density I see. I can verify you did go around to the community. I am opposed. I think the way they have gone about this is very nice, so they should be listened to. There were nine people living in my 1100 sqft house before I bought it. I do not think the lot is big enough for four subdivisions.

Mr. Behrstock – How big is the lot?

Mr. Shimon Roth – 6400 sqft; the house is 1100 sqft.

Ms. Tippit – What is the BMO calculation?

Ms. Broide – Approximately 2880 sqft.

Ms. Tippit – You can currently build above the garage.

Mr. Shimon Roth – Each person would own their own subdivision. We are trying to create something comparable to the neighbor. It is hard to say it’s an error when someone made that decision in 1974.
Ms. Tippit – The City Council has made a motion that the land use be downgraded. I think the Board has a pretty good idea of what is at issue here. They want to build four houses and then four out of fifteen families could have ownership.

Mr. Shimon Roth – I think this started with all the animosity people had with the neighbor.

Ms. Tippit – This issue predates long before that. You guys are a great family. I lived in my house since 1973 and my kids can’t afford to live in this area either. We are looking at this as a land use issue.

Mr. Zalman Roth – We did not sell our land to the person next door or it would have been a very large development that person could have built.

Ms. Tippit – I came up with 55 names that come off the petition just by glancing at it. We only represent the area north of National. Signatures south of National are another area.

Mr. Spector – When the family bought the house, what was the designation?

Mr. Alserri – The designation was put in place after the house was bought I believe. I can check.

Mr. McMillan makes a motion that we support the Council Member’s position to correct the error in the land use designation.

Second: Ms. Broide

Mr. Rosenfield – I would like to make a friendly amendment as at this time we cannot verify if it was an error or what the precise reasoning was for the medium designation being given. I propose we change the wording of the motion to: We support the Council Member’s position to make the property a low density R-1 designation.

Mr. McMillan – I accept the change.

Ms. Tippit – A lot of people feel it’s important to know if it was R1 when it was purchased. If the alley had continued it would make it clearer that it should be higher zoned.

Mr. Spector – There is no alley on the south side of the street.

Ms. Broide – On Expo and Midvale where they alley stops, the land use designation is where the R1 begins. So there is precedent in another location that follows what is happening in this case.
Ms. Tippit – We are going to put this on hold until we have more information. We will have this on the agenda next month, pending an answer to when the designation was changed relative to the purchase of the property. We only want that answer and then can vote.

Mr. Alserri – Thank you guys very much. These are not easy issues.

Additional documents presented at the meeting:
2951 Midvale Avenue, Land Use Action

Westwood Gardens Civic Association <westwoodgardens@gmail.com>

Fri, Jun 15, 2017 at 8:22 PM

Dear Mr. Roth,

Westwood Gardens understands that you wish to attend one of our Board meetings regarding your property at 2951 Midvale and the Plan Amendment for this property.

You are aware of our Board’s and Association’s support of this request from the Planning Department, as our Westwood Gardens Association has both written and testified at two separate occasions on this matter while you were present. And also that Councilman Paul Koretz is also in favor of this Planning Department request for the redesignation of the land use.

Following is our most recent letter to that effect:

Hand Delivered

May 11, 2017

City of Los Angeles Planning Commission, Attn: Commission Secretariat

200 North Spring Street, Room 525

Los Angeles, CA 90012

RE: GPC-2016-4760-GPA, ENV-2016-4761-MD

2951 Midvale Ave., Los Angeles, CA

CD 6

As President of Westwood Gardens Civic Association, Inc., I am writing on behalf of our Board of Directors and the entire Association in support of the above listed General Plan Amendment for the property located at 2951 Midvale Avenue in West Los Angeles. We fully support this City-initiated General Plan Amendment to rezone the existing West Los Angeles Community Plan land use designation from Medium Density Residential to Low Density Residential, inasmuch as the Medium land use designation is only for multi-family zones. This property is Zoned R-1-1.

This important correction to the West Los Angeles Community Plan will fulfill the City Council File: 15-0117 passed on June 26, 2015 to bring this property into conformance with the consistent single family zoning from National Blvd., to Sprout Ave. and the entirety of Westwood Gardens’ properties (over 620 homes). We have been requesting this correction for several years, and are pleased to see that action is now being taken for this to happen.

Since the building of the homes in Westwood Gardens in 1944, the prime goal of our Association has been to preserve and protect our quality of life and peaceful enjoyment of all our single family homes zoned R-1-1 Low Residential, except for the above listed inconsistency.

We urge you to support all of our homeowners and our City Councilman Koretz, and grant this General Plan Amendment for this property at 2951 Midvale Avenue without delay. Thank you for your consideration of this request.

Sincerely,

Marilyn Tusher, President

cc: paul.koretz@gacity.org

Antonia.leslie@lacity.org

Faisal.alwani@lacity.org

Our next Board meeting will be June 21, 2017 at 7:30 at the Westside Pavilion in Meeting Room B, on the west side, by the theatres. Please advise if you still plan to attend.

Thank you,

Marilyn Tusher, President
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COUNCIL FILE NUMBER 161445  COUNCIL DISTRICT 5

COUNCIL APPROVAL DATE MAY 30, 2017  LAST DAY FOR MAYOR TO ACT JUN 1 2 2017

ORDINANCE TYPE:  X Zoning  ___ Personnel  ___ General
___ Improvement  ___ LAMC  ___ LAAC  ___ CU or Var Appeals - CPC No.

SUBJECT MATTER: VESTING ZONE CHANGE FOR THE PROPERTY LOCATED AT 2957 SOUTH MIDVALE AVENUE

PLANNING COMMISSION
DIRECTOR OF PLANNING
CITY ATTORNEY
CITY ADMINISTRATIVE OFFICER
OTHER

APPROVED  DISAPPROVED

CITY CLERK

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR "VETO"
("VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(B) (C)

JUN 0 8 2017

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR 6-9-17  ORDINANCE NO. 184997
DATE PUBLISHED 4-12-19  DATE POSTED 6-12-19  EFFECTIVE DATE 7-22-19
ORD OF INTENT: HEARING DATE  ___  ASSESSMENT CONFIRMATION  ___
ORDINANCE FOR DISTRIBUTION: YES   NO
Motion

Located at the North West corner of Midvale Avenue and National Boulevard set two single family zoned lots. These lots carry the addresses of 2951 and 2957 Midvale Avenue, and are both zoned R1-1 (Single family, height district 1). However, the underlying General Plan Designation is “Medium”, which does not conform to the current zoning on the property, as the “Medium” designation is only for multi-family (R3) zones.

When looking at this block of Midvale Avenue, it appears the desire was for consistent single family zoning from National Boulevard to Sproul Avenue. However, this inconsistency exists which should be corrected to maintain the single family nature of the street.

I THEREFORE MOVE that the Council instruct the Planning Department, with the assistance of the City Attorney, to prepare and present an ordinance for a General Plan Amendment to redesignate the parcels located at 2951 and 2957 Midvale Avenue, Los Angeles, CA 90064, from the existing “Medium” land use designation to the “Low” land use designation, inasmuch as the Medium land use designation is only for multi-family zones.

Presented By: PAUL KORETZ
Councilmember, 5th District

Seconded By: [Signature]
City Planning Commission
200 North Spring Street, Rm. 500
Los Angeles, CA 90012

May 9, 2017

RE: CPC-2016-4760-GPA 2951 South Midvale Avenue

Honorable Commissioners:

Over the last few years the City has enacted policies to protect single family homes. We have implemented into law the Baseline Mansionization Ordinance as well as variety of R1 Variation zones meant to preserve character of communities and allow for growth through community consensus. The City Council has also committed a dedicated funding source to update the City’s community plans which are critical to promoting complementary land use and the zoning framework in Los Angeles. As we update our community plans, residents will have opportunities to better shape land use policies that work for each unique neighborhood and address any non-complimentary issues in the community plans.

Today, before your commission, is an action to correct an error in a land use designation. My office has received several requests from the Westwood Gardens Civic Association, comprised of over 620 single family homes, as well as a majority of neighbors on Midvale Avenue, requesting that the City correct a medium density designation on a block of all single family homes. These requests pre-date my time in office as a Councilmember, and while the City’s updates of community plans will provide opportunities to correct such matters, we should not force neighborhoods to wait on such obvious requests.

The unique nature of this request has been documented on the record with the Planning Department. Among other issues, there is no alley separating this parcel from single family zones which is the standard of land use planning between multifamily and single family uses. In this case, the current designation would allow a 7 unit apartment building next door to a single family home. The height difference also substantially contradicts the City’s General Plan Framework which encourages protecting the character and preservation of single family neighborhoods.

I therefore ask for your support and approval of a general plan amendment of the West Los Angeles Community Plan to re-designate this parcel from medium residential to low residential.

Sincerely,

[Signature]

PAUL KORETZ
Councilmember, 5th District

K) Treasurer’s Report:
Ms. Tippit – We don’t have the MER this month. We will carry this over until next month. We need to have an emergency meeting to review the Neighborhood Council Strategic Planning Budget Package. Let’s do it Thursday, July 27 at 6:00 pm at Heyler.

Motion by Ms. Tippit to spend up to $75 for a tape recorder to aid the secretary with taking accurate minutes of meetings.
Second: Mr. Spector
Seats in favor: 1,4,6,7,8,9,11,12,13,17
Not Eligible: 5,15
Not in attendance: 2,3,10,14,16
10-0-0
Passed

Motion by Ms. Broide to spend $407.81 for flyers for the Pick Pico event.
Second: Ms. Wu
Seats in favor: 1,4,6,7,8,9,11,12,13,17
Not Eligible: 5,15
Not in attendance: 2,3,10,14,16
10-0-0
Passed

Ms. Tippit – We need an emergency motion for food related to our emergency meeting.

Mr. Spector: To take action on an item not on the agenda, there has to be a 2/3 vote, there has to be a need to take action before our next meeting and the need to take action had to come to our attention after the agenda was out.

Mr. Spector makes a motion for emergency consideration of money for food for the emergency meeting 7/27 to review the Neighborhood Council Strategic Planning Budget Package.
Second: Ms. Kusnic
Seats in favor: 1,4,5,6,7,8,9,11,12,13,15,17
Not in attendance: 2,3,10,14,16
12-0-0
Passed

Mr. Spector makes a motion for up to $200 to be spent on food at the Neighborhood Council Strategic Planning Meeting.
Second: Ms. Kusnic
Seats in favor: 1,4,6,7,8,9,11,12,13,17
Not Eligible: 5,15
Not in attendance: 2,3,10,14,16
10-0-0
Passed

L) Civic Engagement:

Ms. Wu – There is a lot of representation at City Hall on innovating Neighborhood Councils for the Civic Engagement Initiative. We submitted about Pick Pico. They want more workshops and more training and more liaising with City Departments. The whole mission is civic engagement. They are working on green streets. Liability claims a big issue.

M) Westside Regional Alliance of Councils (WRAC) Report, Support for WRAC Motions:

Motion by Ms. Broide to support the following motion: Refers to City Council file 15-0524 In the interest of ensuring that local constituencies represented by Los Angeles Neighborhood Councils are heard, the Westside NC requests that seating be reserved at City departmental hearings, commission meetings, and Council meetings for members of Neighborhood Councils. The Westside NC further requests that the City Council introduces a motion to amend the Administrative Code (Section 22.819) to reflect this policy.
Second: Mr. McMillan
Seats in favor: 1,4,5,6,7,8,9,11,12,13,15,17
Not in attendance: 2,3,10,14,16
12-0-0
Passed

Motion by Ms. Broide to support the following motion: The Planning Dept. shall open all advisory group meetings, provide agendas and minutes, include public comment and release the membership and composition of the General Plan Elements updates’ advisory working groups. ReCodeLA Citizen’s Zoning Advisory Committee should be the example used for the General Plan Elements updates. ReCodeLA’s review work is a transparent process, and agendas and minutes are available. Meetings are open, and public comment is included when time permits.
Second: Mr. McMillan
Seats in favor: 1,4,5,6,7,8,9,11,12,13,15,17
Not in attendance: 2,3,10,14,16
12-0-0
Passed
Motion by Ms. Broide to support the following: CD11 shall ask MTA to improve drop-off area and walk path on east side – no car drop-off area is available during the new construction activity at the Culver City Expo Station.
Second: Mr. McMillan
Seats in favor: 1,4,5,6,7,8,9,11,12,13,15,17
Not in attendance: 2,3,10,14,16
12-0-0
Passed

Motion by Ms. Broide to support the following: WRAC recommends opposing SB 649, which removes from cities the discretionary regulation of “small cell” cell phone towers in the public right-of-way and on city property. Exceptions for historic zones and Coastal Zone are included, but scenic highways and R zones are not included. Local control should be maintained. Cities have capability to properly analyze applications within existing laws and balance protection of neighborhoods with the need for increased wireless capacity.
Second: Mr. Rosenfield
Seats in favor: 1,4,5,6,7,8,9,11,12,13,15,17
Not in attendance: 2,3,10,14,16
12-0-0
Passed

Motion by Ms. Broide to support the following: The City (Planning Dept. and/or DBS) shall provide the site plan for the Sepulveda/Pico/Exposition Station Mixed-Used Project in order to provide stakeholders an opportunity to comment on the design. WRAC is concerned that area stakeholders have received no site plan for review, and no opportunity for community input has been provided as part of development of the site plan, even though construction sitework has begun. The City promised that stakeholders would have a chance to collaborate on design of the site plan, as part of its decision to allow the Planning Commission rush approval without a final site plan, prior to Mayor Villaraigosa leaving office.
No second – Not passed

N) Support for the Neighborhood Council DWP Advocacy Committee motion supporting increased transparency into the relationship between the Department and the IBEW.

Motion by to support the following: Whereas the DWP Board of Water and Power Commissions approved the new labor agreement between the Department of Water and Power and IBEW Local 18 at a Special Meeting; on Tuesday, June 20, 2017; Whereas the Notice of this Special Meeting was not given until Monday, June 19, 2017;
Whereas the documentation concerning the new labor agreement was not placed on line until the day of the meeting;
Whereas the City Council approved the new labor agreement on June 28, 2017;
Whereas DWP, the City Council, and the Mayor did not conduct any outreach to the Neighborhood Councils or the Ratepayers;
Whereas, the lack of transparency erodes the trust of confidence of Ratepayers and Angelenos in the Department, the City Council, and the Mayor;
Therefore, the WESTSIDE NEIGHBORHOOD COUNCIL joins with the Neighborhood Council DWP Advocacy Committee in condemning the lack of transparency by DWP, the City Council, and the Mayor;
Therefore, the Westside Neighborhood Council calls for a full presentation and discussion on the new labor agreement to the Neighborhood Councils and Ratepayers.
No second – Not passed

O) Update on Cannabis Land Use Ordinance:

Ms. Broide – Marijuana has been legalized in California. The current rules in place locally will go away. Read the information and look at the maps. We can discuss at a future meeting.

LA City – Commercial Cannabis Location Restriction Ordinance

CPC-2017-2260-CA
ENV-2017-2261-EAF

Summary: The proposed Commercial Cannabis Location Restriction Ordinance, drafted by the Department of City Planning, would establish location restrictions and a limited immunity from enforcement of specified City prohibitions relating to various types of medical and nonmedical commercial cannabis activities. The location restrictions address zoning and distancing requirements to protect sensitive sites and avoid over-concentration of commercial cannabis activity. This ordinance responds to recent changes in State law, as well as to Proposition M, approved by Los Angeles voters in March 2017. Starting in 2018, the State of California is anticipated to begin issuing licenses for businesses to produce and sell both medical and nonmedical (sometimes referred to as “recreational”) cannabis. Proposition M requires the City Council to repeal the City’s existing restrictions on medical cannabis businesses and develop a comprehensive regulatory process and structure for all cannabis-related commercial activity.

The Commercial Cannabis Location Restriction Ordinance is only one component of a broader legislative approach to commercial cannabis in the City. This proposed ordinance, drafted by the Department of City Planning (DCP), is limited in scope to restricting the location of various types of commercial cannabis activity. Additional legislation is being developed by the City to, among other matters, establish a Cannabis Commission and operating and additional public safety restrictions for commercial cannabis activity. Key elements of the ordinance drafted by DCP: • Identifies zones and required distances from sensitive sites for specified commercial
provides for limited specified commercial cannabis activity to assert limited immunity from enforcement of specified City prohibitions so long as the activity is conducted by persons operating under a State license and Certificate of Compliance issued by the City’s Cannabis Commission, and meets the location restrictions in the ordinance and additional regulations. In addition to the main text of the ordinance, DCP has also prepared an ordinance supplement providing a land use review process option, which the City Council may incorporate into the ordinance at its discretion.

PROPOSED PROJECT: An amendment to the Los Angeles Municipal Code concerning location restrictions and limited immunity from enforcement of specified City prohibitions relating to commercial cannabis activity consistent with Measure M adopted by Los Angeles City voters on March 7, 2017.

Hearing Notice:  

Please submit comments by 5:00 p.m. on Wednesday, July 12, 2017 to: Niall Huffman  
niall.huffman@lacity.org, (213) 978-3405.

Ordinance:  

Ordinance Supplement:  

Questions and Answers (corrected):  
https://planning.lacity.org/ordinances/docs/CommercialCannabis/files/QandA%20CORRECTED.pdf

Draft Location Restriction Summary:  
https://planning.lacity.org/ordinances/docs/Commercialcannabis/files/LocationRestrictionSummary.pdf

Staff Hearing Presentation – June 29, 2017:  
https://planning.lacity.org/ordinances/docs/Commercialcannabis/files/LocationRestrictionSummary.pdf

MAPS (Maps are posted on the Planning Dept. website for all Council Districts and for the City as a whole)

• Cultivation and Manufacturing Eligible Zones - CD 5  
https://planning.lacity.org/ordinances/docs/Commercialcannabis/maps/Cultivation/CD%205.pdf
• Dispensary and Retail Eligible Locations (includes 800ft distancing) CD 5:  
P) Announcements:

Ms. Broide – At WRAC, two people came on behalf of the affordable housing linkage fee. It affects multifamily properties and it is assessed on single family residences for building in the amount of $12 per square foot. I think $1-5 per square foot is more reasonable. Please put it on the agenda next month.

Motion to adjourn by Ms. Kusnic at 10:26 pm.
Unanimous

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.”