

Westside Neighborhood Council Board Meeting Minutes

November 9, 2017 Thursday 7:00 P.M.

Westside Pavilion

10800 West Pico

Meeting Room A

1. WELCOMING REMARKS

a. Call to Order

Call to order by Chair, Terri Tippit, at 7:15pm.

2. ADMINISTRATIVE ITEMS

a. Board Roll Call

In Attendance:

Jae Wu (Seat 1)

Lisa Morocco (Seat 2)

Lisa Tabor (Seat 3)

Steve Spector (Seat 4)

Brendan Kotler (Seat 5)

Sarah Shaw (Seat 6)

Barbara Broide (Seat 7)

Terri Tippit (Seat 8)

Sean McMillan (Seat 9)

Stacy Antler (Seat 10)

Mary Kusnic (Seat 11)

Colleen Mason-Heller (Seat 12)

Ira Newlander (Seat 14b)

Wendy Dox (Seat 16)

Thomas Born (Seat 17b)

b. Review and Adoption October 12, 2017 Minutes

Approval of the October 12, 2017 Minutes: Minutes were reviewed with no additions or changes submitted.

Motion by Lisa M: That the WNC approve the Westside Neighborhood Council October 12, 2017 Meeting Minutes.

Second By: Mary

Seats in favor: 1, 2, 4, 5, 7, 8, 9, 10, 11

Seats abstaining: 3, 6, 12, 14, 17b

Not attending 13, 15

Motion Passed

9 – 0 - 5

3. PUBLIC COMMENT ON NON-AGENDA ITEMS:

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

Sue Stengel talked about the Westside JCC's and announced that their Run & Walk will be held on December 10 2017 at 8:00 am with the Kids Fun Run at 9:30 am. All those interested can call for more details, 323 556 5238 or at www.westsidejcc.org.

4. PRESENTATIONS (discussion and/or possible action)

a. Carmel Partners (formerly Casdan Project),

Present the design for the 595 unit with 5,000 square feet of retail project located at Sepulveda/Exposition that has already been approved.

Will Cipes, Carmel Partners, gave a summary overview of the Carmel Partners Company stating that they are multifamily operator with in-house development, construction and management and are in business for 20 years.

He said Carmel Partners acquired the site from Casdan, at 11122 W. Pico Boulevard, and plan to build a 595-unit multifamily complex of which 66 will be designated low income units and there will be a smaller area of 5,000 square feet designated for commercial/retail space.

Will added that the Development includes a mixed-use commercial and residential development, with commercial access along Pico and Sepulveda Boulevards and residential access along Sepulveda and Exposition Boulevards. Part of the Metro railroad easement at the southern portion of the site along Exposition Boulevard between Sepulveda Boulevard and Sawtelle Boulevard is planned for use as rail-line-related infrastructure associated with Phase II of the Metro's Exposition Light Rail Transit Line (the "Expo Line"). The Development Project would provide a total of approximately 2,090 parking spaces combined for residential, commercial, and guest use, in compliance with Code requirements. The parking would be in subterranean parking levels under the development.

He added that they have made significant improvements to the project including those to ease traffic flow, an added traffic signal, building set-backs, view orientation, landscaping, a dog park. Will added the project will be LEED certified with a high degree of sustainability.

b. CF17-0756 Playa del Rey Gas Storage Facility/Field

Located at 8141 Gulana Avenue in Playa del Rey - Possible violations and public endangerment.

The WNC Board discussed in detail the above referenced property, which was converted from a producing oil field to primarily a gas storage facility, by the Southern California Gas Company in 1955. SoCalGas also continues to produce gas from the oil field. Area residents have made complaints about the safety issues including combustible methane gas dangers as well as toxic exposure from the use of chemicals in the facility.

Also on February 22, 2017 the Los Angeles Department of Building and Safety issued an order to comply due to hillside erosion which to date has not been addressed.

It was noted that Councilmember Bonin introduced a motion to investigate the operation and the public endangerment it presents to area residents. Colleen and Sean and the board members discussed in detail the related issues including the fact that the infrastructure is clearly outdated and the risks associated could result in an event similar in nature to Porter Ranch which would be devastating to the community.

Motion by Sean: The Westside Neighborhood Council moves that the Planning Commission be directed to work with the Petroleum Administrator, the Department of Building and Safety, the Fire Department, and the City Attorney's Office to immediately investigate and report back within 90 days on the oil, natural gas, and gas storage field operations at the Playa Del Rey field located at the 8141 Gulana Avenue, Playa Del Rey, CA. 90293, per the Los Angeles Municipal Code. The investigation

should include a thorough site review for all the equipment and wells onsite, including a full site review of conditions to verify the site’s City permits, approved zoning conditions, subsidence and erosion, compliance with the new state gas storage rules, to ensure compliance with the California Coastal Commission, California Public Utility Commission (CPUC) and the California Department of Oil, Gas and Geothermal Resources (CA DOGGR).

Second by: Jae

Seats in favor: 14

Seats abstaining: 0

Seats not attending: 13, 15

(Seat 4 had momentarily stepped away from the meeting)

The following were reviewed with respect to the issue.

COMMUNITY IMPACT STATEMENT

The Venice Neighborhood Council (VNC) requests that the following statement of “Support” be attached to Council file 17-0756: Playa Del Rey/8141 Gulana Avenue/Natural Gas Storage Facility Operations/ Compliance Regulations.

The Venice Neighborhood Council support “CF 17-0756: Playa Del Rey/8141 Gulana Avenue/Natural Gas Storage Facility Operations/Compliance Regulations” for the positive impacts that an investigation and thorough site review of all equipment, wells and permitting will have upon the Venice community:

- 1.The Natural Gas Storage facility in question was converted to this purpose in 1955 and although this is its primary use, it continues to produce oil which was its original purpose.
2. There is a public safety hazard due to the combustible nature of methane gas associated with petroleum deposits and storage facilities of this nature.
3. There is a public safety hazard dating to a February 22, 2017 Order to Comply issued to the Storage Facility operator, Southern California Gas, related to hillside erosion near residential property.
4. The Natural Gas Storage facility in question in Playa Del Rey is similar in age, history and structure as the Aliso Canyon Natural Gas Storage facility which in 2015 was responsible for the largest methane gas leak in history.
- 5.The explosion at the Aliso Canyon facility and subsequent leaking of methane gas into the Porter Ranch community is a documented example of the massive potential danger that a similar incident

would present to the Venice community in terms of residents' health, both public and private property, local business activity and overall negative environmental impact on our coast

July 2017

Mayor Eric Garcetti, LA City Attorney and Los Angeles City Council

200 North Spring Street

Los Angeles, CA 90012

RE: Support for decommissioning the SoCalGas Playa del Rey Storage Facility

Dear Mayor Garcetti, City Attorney and City Council,

We are writing in solidarity with the people of Los Angeles and in response to the motion presented by Mike Bonin on June 28, 2017 (CF 17-0756) to urge you to decommission all oil and gas activities at the Southern California Gas Company's (SoCalGas) Playa del Rey Storage Facility in the City of Los Angeles. We need to start a rapid transition to renewable energy and ensure leaking facilities like the one in Playa del Rey are safely decommissioned to avoid a disaster like the one in Porter Ranch in October of 2015.

Los Angeles has the most polluted air in the nation and beyond climate pollutants, natural gas storage facilities are major emitters of nitrogen oxides which contribute to ground-level ozone, acid rain and smog. Exposure to nitrogen oxides has been linked to respiratory irritation and infection, it can cause or worsen bronchitis, emphysema and existing heart disease, as well as cause labored breathing, and reduce life expectancy.

The leaking Playa del Rey Storage Facility is a source of air, water and noise pollution, besides being an eyesore in the beautiful Ballona Wetlands. Just four years ago, an explosion took place where highly toxic chemicals were released into the atmosphere. This aging facility, like Aliso Canyon, is a combination of old oil wells that were repurposed to store gas and allow SoCalGas to speculate with natural gas prices. In reality, the price Angelenos pay is much higher, not only with hillside erosion and pollution, but with constant rework of wells, industrial vehicle traffic, the constant smell of mercaptans and other toxins, and the very possibility to have a huge blowout like in Porter Ranch that will adversely affect people's health and the economy of the Westside, including operations at LAX.

In addition to reviewing all permits and violations by SoCalGas at the Playa del Rey Storage Facility through the motion introduced, the City must identify the fastest and safest way to shut this dangerous facility permanently. The city has zoning power and must use it wisely to decommission the storage facility and protect the citizens who are the ones who have the most to lose when the storage facility blows out. The time to lead is now and the safety and health of Angelenos is sitting in the hands of their leaders.

We cannot afford to lock in more dirty energy for years to come. Climate chaos demands immediate and significant investment in clean, renewable energy in order to achieve 100 percent renewable energy and zero emissions by 2030. We urge you decommission the Playa del Rey Storage Facility and replace them with clean renewable energy and battery storage.

Sincerely,

Andrea Leon-Grossmann

Food & Water Watch

5. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS:

a. LAPD Senior Lead Officers

There was a discussion of the incident at the Vons grocery store, located at National, which began at the nearby 76 station where a drug deal had gone bad and it was thought that a suspect individual ran into Vons. It was a 5 hour situation overall where SWAT was called in first and Metro second. The Senior Lead Officer reported that the area break-ins for the period were down, with reports of 9 automobile and 7 home. Adding that out of 22 reports there were 14 arrests; with Fridays being most active days. Overall, the Officer reported that there was a 4% decrease in crime.

Reminding us to lock -it, hide it – keep it, the Senior Lead Officers urged everyone to practice safety especially over the holiday season and wished everyone a ‘Merry Christmas’.

b. LA City Council District Representative

Faisal gave an update of the Council District activities. He addressed and spoke in detail to the many issues regarding the Expo Transit Neighborhood Density Plan. He discussed with the board members and stakeholders including substantial plan impacts with and the clarifications that are necessary and the additional thorough review.

Adrea Leon-Grossman of Ashby Avenue spoke during Public Comment about the Expo Transit Neighborhood Plan highlighting its' serious impacts including density and infrastructure.

Kim, Terri's alternate, also commented on the serious issues and gave her report during Public Comment which cited additional aspects of the plan.

c. LA City & Other Government Departments/Agencies

Vanessa Serano, DONE,

Vanessa introduced herself, noting that she was replacing Jasmine, who had been our representative. She spoke and updated on items under consideration including defining the what and who in regard to 'stakeholder status' and also spoke about the Board of Neighborhood Commissioners noting to check out their meeting agendas for items of interest.

Vanessa also about Civic U 2.0 which is scheduled to begin in January 2018. She stated that they would like to have each of the 97 Neighborhood Councils have 2 representatives attending. Also, that the program will cover training on items of interest including what it means to work in the city, how to better be involved and how to best start conversations with the community on areas of concern and interest. Vanessa said they ideally would like one female and one male representative from each NC; and that registration details are on their website for all those interested. She added the deadline to register is December 15 2017. Barbara asked and Vanessa confirmed that further details and information as well as minutes are available on their website.

Stephanie Crane, Office of Supervisor Sheila Kuehl

Stephanie summarized that their area, Los Angeles County's 3rd Supervisorial District, encompasses 431 square miles, stretching from the ocean to Los Feliz, and from Venice up to San Fernando. With nearly two million residents, made up of incorporated and unincorporated areas including the VA, said that Third District has a population larger than 14 states.

Stephanie spoke of the those in LA that are homeless and nearly one-third of the people in LA that are experiencing homelessness are women.

With funds from Measure H, Stephanie said LA County is significantly expanding street outreach, temporary shelter beds and access to services and housing for individuals and families living in shelters, cars and the streets and that twice as many permanent supportive housing units will open this year as compared to last year. Adding that by working in partnership with nonprofits, business, cities, faith and community leaders, the County has committed to ending homelessness for 45,000 families and individuals within five years, and through prevention strategies, to keep another 30,000 families and individuals housed who would otherwise have become homeless.

She spoke of and noted a recent report by the LA Homeless Services Authority which identified an urgent need for crisis housing. She said there is not any crisis housing in Service area 5 and presently no proposals for same. Adding that we need to increase capacity to serve those in need, Stephanie said we need to look for better and different options.

With respect to Water Recovery, Stephanie said they are working with appropriate areas of the city to be instrumental in creating a storm water infrastructure plan and there should be more information available in 2018.

Stephanie spoke of Supervisor Kuehl's efforts in trying to find and keep affordable housing, increasing services and support for relative caregivers for our foster children, supporting the creation of the Office of Child Protection, her work in the areas of Domestic violence and with mental health issues and programming. Stacy noted the work in the mental health area including efforts in changing the mental illness definition.

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

a. Treasurer, Shannon Burns (Report by Lisa M.)

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

Lisa provided the Treasurer's report for Shannon stating that the October 2017 opening balance was \$40,938.33, the expenditures were \$1,736.73, leaving a closing balance of \$39,201.60.

Motion by Lisa M: The Westside Neighborhood Council approve the October 2017 financial and expenditure report as presented.

Second by Sean

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

Seats abstaining: 0

Seats not attending 13, 15

Motion Passed 14 – 0 - 0 (Seat 10 had to leave meeting prior to vote.)

- **Approve \$50 for WNC computer back up for one year**

Motion by Steve: The Westside Neighborhood Council approve the expenditure of \$50.00 to back up records as presented.

Second by: Ira

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

Seats abstaining: 0

Seats not attending 13, 15

Motion Passed 14 – 0 - 0

b. Outreach, Lisa Morocco

- Heyler Harvest Event

Lisa gave an update on the Heyler Harvest event and thanked them as well as the LAFD.

- Review of submission by board to WNC website

Lisa reminded the board members to keep items, events and information in mind to submit for the web site.

- Pico Beautification Grant Update including which trees to be removed on Pico from 405 Freeway to Patricia

Lisa spoke of the grant highlighting the Tree Report and Assessment dated August 17 2017 by the BSS Streetscape Division and the BSS Urban Forestry Division for the Pico Blvd. location between the 405 Freeway and Patricia Avenue. The detailed report is available upon request.

Lisa noted that she and Jae will be hosting a meeting on Pick Pico on November 29, 2017 at 6pm at Heyler should anyone like to attend. Brendan also said to be sure to reach out to Louis at Westfield.

Lisa M had to leave the meeting at 9:15pm.

c. LUC/Mobility, Colleen Mason Heller

- Update CF16-1470 and CF16-1470S

Colleen provided a detailed chronology and history which took place over a number of years with respect to the events and actions which resulted in erroneous boundary change and boundary between So-Ro Neighborhood Council and the Westside Neighborhood Council area boundary. Specific details are available upon request.

Motion by Colleen: The Westside Neighborhood Council moves to have our Chair, Terri Tippit, write a letter to DONE specifying the circumstances of the wrongful So-Ro annexation and also to request their help to start the appropriate proceeding for a certified boundary change for both the Westside Neighborhood Council and So-Ro Neighborhood Council which returns the WNC boundaries to comply with our boundaries in 2011.

Second by: Barbara

Seats in favor: 1,2,4,5,6,7,8,9,11,12,14b

Seats abstaining: 0

Seats not attending 13, 15

Motion Passed 11 – 0 - 0

d. Chair Report, Terri Tippit

- Update on 2008 Westwood Blvd, Trove, request to for zone change

An update was not presented at this time.

- Update on Stalking Horse appeal

Terri and Lisa M gave an update on the appeal noting that the hours are 11am – 1am from 11am to 10pm and that there is not a valet; also, the skylight was closed.

- Appoint Nomination Committee--Colleen Mason Heller, Jae Wu, Sean McMillan

Terri appointed the above referenced individuals to the Nomination Committee for the WNC for the officer slate. She asked anyone interested to contact them.

- Discussion to cancel December 2017 Meeting.

Terri opened a discussion with respect to cancellation of the WNC December 2017 meeting.

Motion by Steve: The Westside Neighborhood Council December 2017 monthly meeting is cancelled.

Second by: Mary

Seats in favor: 1,3,4,5,6,7,8,9,11,12,14b,16,17

Seats abstaining: 0

Seats not attending 13, 15

Motion Passed 13 – 0 - 0 (Seat 2 had left the meeting prior to vote.)

Terri announced that Francesca Seat 13 is moving and has left the WNC Board. She said that Carol Golden is interested in the Seat.

Terri also announced that Lisa Tabor has accepted a position to work for a law firm in Redondo Beach and will be leaving the WNC Board.

Additionally, Terri announced that Sarah Seat 6 will be the alternate representative for the Seat effective January 2018 and that Elnie Vannatim, Fox Studio, is interested in becoming the representative for the Seat.

Terri noted that both Ira, Alternate Seat 14 and Tom, Alternate Seat 17 have completed the Ethics Training. (Tom left the meeting at 9:20pm.)

e. WRAC, Barbara Broide

Opposition to Service Dog Fraud

Motion by Barbara: That the Westside Neighborhood Council supports a State bill to amend and enforce the American with Disabilities Act (ADA) provision by implementing a certification process

provided by an accredited assistance dog organization that sets standards of training for dogs, and that has passed a public access test for service animals, creating a national service-animal database and prosecuting criminals who defraud the system and Entities who do not exercise due diligence in upholding the law. The amended provision will close the loophole in the existing provision and prohibit unscrupulous individuals from masquerading their pets as service animals, exploiting the disabled as well as gaining an unfair advantage against law-abiding citizens.

Second by: Steve

Seats in favor: 1,2,4,5,6,7,8,9,11,12,14b

Seats abstaining: 0

Seats opposed: 16

Seats not attending 13, 15

Motion Passed 11 – 1 - 0

Reserved seating for Board Representatives with a CIS or Board Resolution

Motion by Barbara: 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 Neighborhood Council requests that seating be reserved at City departmental hearings, commission meetings, and Council meetings for members of Neighborhood and Community Councils who have submitted Community Impact Statements on item(s) before the body. The Westside NC further requests that the City Council introduces a motion to amend the Administrative Code (Section 22.819) to reflect this policy. Increased transparency into the relationship between LA DWP and the IBEW

Second by: Brendan

Seats in favor: 1,2,4,5,6,7,8,9,11,12,14b,16

Seats abstaining: 0

Seats not attending 13, 15

Motion Passed 12 – 0 - 0

DWP Transparency

Motion by Barbara: 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; and further calls for a full presentation and discussion on the new labor agreement to the Neighborhood Councils and Ratepayers.

Second by: Colleen

Seats in favor: 1,2,4,5,6,7,8,9,11,12,14b,16

Seats abstaining: 0

Seats not attending 13, 15

Motion Passed 12 – 0 - 0

Reduced Parking Requirements for Therapy Practices

Motion by Barbara: Given a) the shortage of medical office space in Los Angeles, resulting in rents 30% higher than comparable commercial office space; b) that therapists, forced to choose between medical office space (zoned with reduced parking requirements) and non-medical space (which requires five parking spaces per 1,000 square feet), often choose medical and thus further drive up demand; and c) that therapists do not require the specialty plumbing and facilities of other medical specialties; the Westside Neighborhood Council recommends that for psychotherapy and marriage and family therapist (MFT) practices which service single patients per session during normal business hours (9am to 5pm), that the City should reduce the requirement from five (5) parking spaces per 1,000 square feet of non-medical office space to three (3) parking spaces.

Second by: Jae

Seats in favor: 1,2,4,5,6,7,8,9,11,12,14b,16

Seats abstaining: 0

Seats not attending 13, 15

Motion Passed 12 – 0 - 0

7. ADJOURNMENT:

Motion by Steve: The Westside Neighborhood Council November 2017 monthly meeting is adjourned.

Second by: Mary

Seats in favor: 1,3,4,5,6,7,8,9,11,12,14b,16,

Seats abstaining: 0

Seats not attending 13, 15

Motion Passed 12 – 0 - 0