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

Attendance:
Jae Wu (Seat 1)
Lisa Morocco (Seat 2)
Steve Spector (Seat 4)
Brendan Kotler (Seat 5)
Barbara Broide (Seat 7)
Terri Tippit (Seat 8)
Stacey Antler (Seat 10)
Colleen Mason-Heller (Seat 12)
Shannon Burns (Seat 14)
Eric Shabsis (Seat 15)
Wendy Dox (Seat 16)
Aaron Rosenfield (Seat 17)

Seated After Start:
Jeff Hronek (Seat 3)
Elnie Vannatim (Seat 6)
Sean McMillan (Seat 9)
Mary Kusnic (Seat 11)
Jane Wishon (Seat 13)

B) Motion by Mr. Rosenfield to approve the November 9, 2017 minutes with no corrections presented.
Second: Ms. Burns
Votes in Favor: 1,2,4,5,7,8,10,12,14,16
Abstentions: 15,17
Not in attendance: 9,11
Not seated: 3,6,13
10-0-2
Passed

Ms. Kusnic and Mr. McMillan are seated

B) Motion by Ms. Mason-Heller for the election of WNC Officers as follows:
• Terri Tippit, Chair
• Steve Spector, Vice Chair
• Aaron Rosenfield, Recording Secretary
• Mary Kusnic, Corresponding Secretary
• Shannon Burns, Treasurer
  Second: Ms. Morocco
  Votes in Favor: 1,2,4,5,7,8,9,10,11,12,14,15,16,17
  Not seated: 3,6,13
  14-0-0
  Passed

C) Selection of Officers for Seats 3, 6, & 13:

  Motion by Ms. Mason-Heller to select Jeff Hronek, Seat 3.
  Second: Mr. McMillan
  Votes in Favor: 1,2,4,5,7,8,9,10,11,12,14,15,16,17
  Not seated: 3,6,13
  14-0-0
  Passed

  Mr. Hronek is seated

  Motion by Ms. Mason-Heller to select Elnie Vannatim, Seat 6.
  Second: Ms. Kusnic
  Votes in Favor: 1,2,3,4,5,7,8,9,10,11,12,14,15,16,17
  Not seated: 6,13
  15-0-0
  Passed

  Ms. Vannatim is seated

  Motion by Ms. Mason-Heller to select Jane Wishon, Seat 13.
  Second: Ms. Morocco
  Votes in Favor: 1,2,3,4,5,6,7,8,9,10,11,12,14,15,16,17
  Not seated: 13
  16-0-0
  Passed

  Ms. Wishon is seated

D) Public comment:
Jose Hernandez, 9505 Lemona Ave, North Hills, 818-399-3767 – Would the WNC like to have a
Farmers Market at Pico and Overland in the City parking lot behind Chase Bank on Sundays
from 8 am to about 1 pm?

  Audience – Yes!
Mr. Hernandez: Four years ago, I had five markets. We would sell fruits and vegetables, pre-packaged items. There is plenty of parking because the bank is closed. People can walk to the market from the neighborhood.

Ms. Morocco – On May 20 is our annual Pick Pico event, so the lot would not be free that day.

Mr. Hernandez – No problem, just tell me the day you are going to use the lot.

Ms. Tippit – But you can come and have a table at Pick Pico if you want.

Ms. Mason-Heller – In the morning at Motor and National there is a Farmers Market on Sunday. They do not sell much organic produce. Would you do organics?

Mr. Hernandez – Oh yes. We want to bring in quality farmers and organics.

Ms. Wishon – Why did your other farmer’s markets close?

Mr. Hernandez – The rent got too expensive to continue. So I decided to shut them down.

Ms. Broide - There is a West LA Farmers Market at the Civic Center.

Ms. Tippit – But that is a ways away.

Ms. Broide – Is there a mechanism for addressing issues at the market if things are not going well?

Ms. Tippit – We will let Lisa handle issues as the business representative.

Mr. Hernandez will return for a motion requesting WNC support at the February 2018 WNC meeting.

E) Acting Senior Lead Officer (SLO) Brian Espin – I am sitting in for SLO Rick Ballesteros who should be back next month. There are seven areas in the West LA division, and there is a SLO for each area. The biggest issue in the area is property crime. Crime stats: west of Overland in 2016, we had 174 burglaries and in 2017, we had 213 burglaries. In the area east of Overland in 2016, we had 133 burglaries and in 2017, we had 201 burglaries. Even though burglaries increased, overall, our crime was reduced 7% in West LA. Property crime is what is really hurting us. People are leaving stuff in their cars. People will smash your window and grab your belongings. Knock-knock burglars smash windows in the back of the house. Everyone should look out for each other. Nextdoor, we don’t monitor it, be careful of it because things get blown
out of proportion. What we do is when we see cluster of crimes based on the statistics, we send our resources there and I send emails about the issues we are having.

Mr. Rosenfield – Thank you to the force for coming out in force to arrest three burglars following a burglary on Midvale in December. My neighbor saw three people coming over her fence and she called 911 and the police were there right away. I also want to let you know another neighbor had their car broken into. They locked their door and there was no sign of forced entry, so they think the thieves were using an electronic door opening device.

SLO Espin – We have not caught anyone with those devices, but I know they are out there. I have seen videos online of the devices.

Ms. Wu – My neighbor’s car was taken and we have video of one of the devices being used to get into the car.

Ms. Burns – Did you get a report a couple weeks ago where I dialed 911 because a guy was knocking on our door very late at night and scaring us? A person was standing out there with his back toward the Ring. My husband told him to get lost and the police never came.

SLO Espin – With 99% certainty someone came by because when we receive a call, we have to go by, even if it is four hours later. We are mandated to do that, and we have to hit “code 6” recording we were there.

Mr. Spector – Who prioritizes calls for the police?

SLO Espin – The dispatchers do; levels 1, 2 and 3.

Ms. Burns – When I called 911, I had to do it three times because the line was busy.

SLO Espin – If you are going somewhere and using car share, don’t use it at your house. There are instances where detectives have found paid drivers giving tips to others that nobody is home.

Cynthia Saffir – Registration and Insurance is being stolen according to Nextdoor. What might they use that for?

Ms. Tippit – ID theft? Our LAPD mug was stolen out of our locker.

SLO Espin – Really?

Ms. Tippit – Tell us about the Baker to Vegas run.

SLO Espin – Baker to Vegas, I am somewhat retiring from it. I have been doing it for nine years and it’s a pain. I am trying to get someone else to organize the team. I am still doing the
administration. It is a long run through the desert. If you can support us again, every little bit helps. I think last year you gave us $1500. Every little bit helps. Let me know about the mug.

LAPD Baker to Vegas NPG put on agenda for February 2018.

F) Faisal Alserri, Director of Planning and Land Use, Council District 5 (CD 5) – On the odorant issue, we will be hosting a large community forum. Andy said that is what they are working on. It is under control, but it is obviously a scary issue. A lot has been happening in the district. You saw the fires. We lost structures. Now we are dealing with the mudslides. Waze was routing people toward the fires. Hopefully this will be an opportunity to address not only emergency situations with those programs, but cut through traffic. Councilmember Koretz introduced a motion to assess all the waste management contracts. The Council has the authority to look at the contracts and change providers. It’s hard to assess what can be changed. We shut down a landfill, so people are driving further out. We had people working for 16 hours and not getting paid. We bought new trucks. Council is looking at how to reduce costs and provide an adequate level of service. Under the old system, we had cases where neighbors with the same service paid a $100 difference. So, the old system was not sustainable and the new system has problems to address.

Ms. Broide – Athens is using the contract clause to raise rates this year even though the service has not properly kicked in yet. I can get you a copy of the letter.

Mr. Alserri – If you can get that to Andy it would be great.

Ms. Broide – This is an example of the City meaning to do well, but not having the data of what needed to happen. So, it leaves us as stakeholders in a precarious position because the City Council means well, but does not have the data to do things adequately. The City is left holding the bag because if you change the contract, they are going to sue you, which means they will sue us.

Mr. Shabsis – The State implemented changes the City had to comply with. If they did not put something in place, there would have been fines. We want the City to do a better job of environmental stewardship. So, a lot of the problems are stemming from a larger issue.

Ms. Morocco – We have been tracking about 25 businesses here and Jennifer Duet has helped us to fix some things, but many things could not be fixed. Maybe the Council Office can help with that?

Mr. Alserri – I met with WSSM about development and the issues of maintaining single family zones, and planning for the future. Where should housing go? Are the corridors a place growth should go? I was encouraged by and appreciated the conversation. I would love to do that with other homeowners’ groups. I think we should look at things in context. We are freezing single family zones (70%) and historic properties (15-20%). That leaves much less room. Where can
we build housing? Paul has been openly critical of SB 827. I think it is too much. I think it shows
though if the City of LA doesn’t act to provide housing, the State will do it for us. Being on
Neighborhood Councils (NCs), you can make those changes and there is an overwhelming
perception you are not creating housing.

Ms. Tippit – There are 600 units going up on Sepulveda and Pico, and we are here to talk about
other projects today.

Mr. Alserri – For SB 827, it is the same Senator that wanted the 4am Bar Bill. I will report that
we got our first JJJ project at the SW corner of Santa Monica and Beverly Glen. It was the old
Volkswagen-Audi NY building. A seven-story building is being proposed.

Ms. Tippit – We are concerned about projects changing because they think they can build bigger
under the TOC.

Mr. Alserri – We are concerned too because the City does not have a say. The Courts sided with
the City on the Caruso project in the South Robertson area, so there is not an issue with the
upzoning there.

Ms. Broide – At Santa Monica and Beverly Glen, there was a last appeal denial on temporary
signs being posted. Is there anything the City can do? Since they have been proven to be wrong,
is there anything that can be introduced policy-wise, so the City can go after the profits made?

Mr. Alserri – We fought very hard with that company. There is a loophole that if you pull a
permit and pretend to do construction, then you can have a wall around a property and advertise
on it. There are four or five companies in LA and all they do is movie posters.

Mr. Kotler – Is there any word on the CPUC directive to implement a moratorium on new natural
gas service connections?

More info:
http://docs.cpuc.ca.gov/PublishedDocs/Published/G000/M201/K367/201367863.PDF.

Mr. Alserri – We would like to grandfather projects that have already started like the Beverly
Center, who already built out their gas fittings.

Mr. Kotler – Does the Councilmember plan on working on this and doing outreach?

Mr. Alserri – He has called a meeting with Public Works and SoCal Gas. He wants to go all
electric from a climate change perspective. Some cities are going all electric. Gas is cheaper to
operate though and people often prefer to cook with it. It might not be the best utility to pipe
through the city. I do not know where it will land. Andy is a good point of contact to reach out to
on the issue.
Ms. Morocco – Can we get a report on the ½ mile station radius related to TOC issues?

Mr. Alserri – We do have the EXPO TNP Plan coming forward.


Ms. Morocco – It would be great to get information to this Board and the public, and it would be good to get the Councilman’s thoughts on the plan, including things like transitional heights and issues people are concerned about.

Mr. Alserri – The Councilmember has been a community supporter. I think the State and other factors are working to nudge the City to build more housing. People think there is a lot of building going on, but in terms of large units, it’s not at a level many people would like to see.

Ms. Tippit – There has been a lot of construction in Century City and Palms.

Mr. Spector – According to reports I have seen, there has been a lot of construction in LA, just not much in West LA historically.

G) Homeless issues:

Dan “The Man” Levi, 2347 Pontius, danthemandgym@gmail.com – I have been involved in this community for 18 years. I have taught a lot of kids. I donate to the schools and preschools. Eight months ago my building was purchased and the rent was raised on Pontius, right next to Adventure 16. The owners do nothing about the homeless issues. In the last six years, the homeless have taken over. They defecate on our property. We did get overnight parking addressing the RVs. But people park there and there is not great enforcement. We are trying to get two-hour parking put in. Two days ago a nanny was attacked by a homeless person and she ran into our facility. One of the staff members restrained the person. It took the police 15 minutes to come. Three people called 911. Todd got punched in the face by a homeless person; he was supposed to be here tonight. Now I have to invest in a security guard, which costs $18 an hour. I have to raise rates.

Ms. Broide – Lots of business areas form Business Improvement Districts (BIDs).

Mr. Levi – Isn’t it sad that we have to do that?

Ms. Broide – Yes it is, but we live in LA.

Ms. Tippit – You need to be in touch with the Council Office. Faisal just left unfortunately.
Mr. Levi – The parking issues still cycle with the lack of enforcement. I have to get up in the middle of the night and check my cameras to call the cops.

Mr. Hernandez – There was a problem like that at Eagle Rock Park. They got tow-away signs put in and the private companies come in and tow those things away.

Ms. Tippit – You need to talk to Sean. He is our Homeless Coordinator.

Ms. Saffir – Greg in Council Office says he will take calls on the homeless 24 hours a day and might be a good resource.

Mr. McMillan – On Jan 23-25 is the annual homeless count through Los Angeles. Sign up to do it through www.LAHS.org. The LA homeless population fluctuates somewhere between forty to sixty thousand people; so you have an army that is mobile moving through the area. They do the count at night this time of year because it’s easier to do, as the thinking is a lot of people are in shelters and more stationary. The count will take place out of 1645 E. Corinth. Contact me for more info at: sean@heyler.com. This effort gives an idea of the scale of the problem. I can work in conjunction with LAHSA and police and teach people how to use their resources. You have a lot of issues under the freeway. There was a big outbreak of hepatitis. LAHSA is humanitarian and they are designed to get people off the street. We have been able to get rid of serial problems such as drug dealers, organized crime, etc. If you have an abandoned house for sale, that is a target site keep in mind.

H) Other City/State Groups:

Ms. Tippit – Does DONE have anything?

Vanessa Serrano, Department of Neighborhood Empowerment (DONE) – I can send you a report via email.

Ms. Tippit – Okay, great. Sebastian Ridley-Thomas is retiring as our Assemblyman due to health issues. Sydney Kamlager from Holley Mitchell’s Office is throwing in her hat. I thought she was going to be here tonight.

Ms. Wishon: Steve Dunwoody, Ashley Marie Preston and someone else who I have forgotten are also running. The primary will be April 3 and if nobody gets 50%, there will be a run-off.

Ms. Antler – Will we host a candidate forum?

Ms. Wishon – The Culver City Democratic Club or 4-Star Democratic Club will likely do a candidate forum.
I) Update on 10604 Santa Monica Blvd: Approved August 28, 2017. Resigned to eliminate the small retail space in the garage to allow 4 very low income or 3 extremely low income units in lieu of the 3 very low presently required; still observing all side yards, front and rear yards presently approved and height of 56 feet which is within limits set.

Manny Barin, 10269 Santa Monica, manbarin30@gmail.com, 310-666-8854 – After presenting the project to you previously, we decided to change the project a little bit. We are going to keep all the trees. The previous project was 24 units. We talked with the construction vendor and retail is suffering and found out that our space was useless. We got rid of the retail component and changed it to parking. We added four units on a fifth floor and lowered the garage. The extra height we need was increased to 56 feet, instead of 54 feet, which is within guidelines. We have made those changes. We did three units of extremely low income, which is mandatory under the TOC. That is one of the benefits of this kind of project. We won’t have bill boards. This is by right.

Ms. Vannatim leaves the room

Mr. Rosenfield moves to support the project located at 10604 Santa Monica Blvd as presented. Second: Mr. Spector
Votes in favor: 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17
Not in attendance: 6
16-0-0
Passed

Additional Info presented:

1- STREET TREES AND ON SITE TREES:

a- On street trees please be advised that no street trees will be removed as shown on our rendering and our Landscape plans. Previously we had one tree removed due to a driveway in front which is no longer there.

b- A tree report for the on site trees has been prepared and submitted and 24 inch box REPLACEMENT TREES are planted as shown on the Landscape plans .

2- The distance is measure as a straight line from the northwest corner to the intersection of center lines of westwood bl and Santa Monica Bl which is below 2640 (1/2 mile)

3- Required parking per the state law is 30 parking spaces. We are providing 45-50 depending on whether city allows our street level garage to extend to property line or not. This is in addition to the required Bicycle parking which we will exceed. I have maximized the parking to insure no overflow of parking on adjacent street takes place. In addition by eliminating the existing driveway we are allowing for one -two additional street parking to be provided.

4- The housing had reviewed all the units and has determined that no replacement units are required.
5-The affordable units are chosen by the housing department after the plans are submitted to them following the approval of the project and a 55 year agreement will be executed. The units are to be similar to the other units and distributed in the project in compliance with their requirement and determination.

Ms. Vannatim is seated

J) Proposed mixed-use project at 1855 Westwood Blvd. CF No. CPC-2016-3646-HD-VZC, VTT-74559. Council District 5 – Koretz, CEQA: ENV-2016-3647-EAF. Proposed ground up construction of 5 story mixed use apartment complex containing 33 apartment units, 3,000 SQ. FT. of ground floor retail, and two underground levels of parking.

Link to the Mitigated Negative Declaration (MND) as a pdf from the City’s published website: https://planning.lacity.org/staffrpt/mnd/Pub_122817/ENV-2016-3647.pdf

The City’s publication page with the MND and all the appendices is here: https://planning.lacity.org/eir/publication/Pub_122817.htm#3647.

Ms. Tippit – There have been past presentations of this project to our Board, including in October 2017. Several requests of the project have been made and several concerns have been addressed. At the last meeting the MND wasn’t ready. I sent it to the Board before this meeting. We said we would review the MND and address anything if there were remaining issues.
Mr. Ries, jim@craiglawson.com, 310-838-2400 – We want to walk you through a couple highlights of the MND. Every project has to go through some kind of CEQA process. We are going through the MND, which means we have to mitigate the negative impacts of the project.

The following was presented by Mr. Ries:

1855 WESTWOOD
LOS ANGELES, CA
90025

Westside Neighborhood Council Meeting
January 11, 2018

THANK YOU
Environmental Analysis
The MND studies every environmental topic of CEQA, including:

- Aesthetics (including shadows)
- Air Quality (including construction emissions)
- Biological
- Cultural
- Geology and Soils (technical feasibility)
- Greenhouse gas emissions
- Hazards
- Hydrology
- Land Use Planning
- Noise (including construction noise)
- Fire, Police, Schools, Parks, Libraries
- Traffic (intersection impact)
- Tribal Cultural Resources
- Wastewater, water, solid waste, energy

Based on the City's thresholds, all impacts were found to be less than significant.

Construction noise required mitigation measure to reduce the potential impact to less than significant.

Aesthetics
Per ZI No. 2452 and SB 743, aesthetic Impacts “shall not be considered significant impacts on the environment.” However, for informational purposes, shade shadow was modeled.

Shade Shadow Study
- During the Summer
  - Due to extensive shade created by existing adjacent structures and landscaping, the Project will not significantly increase shading on sensitive uses, such as the adjacent pool area.
  - The Project would contribute less than 1 hour of additional shadows onto the residential building itself.
  - Therefore, no impacts during summer solstice would occur.

- During the Winter
  - Due to extensive shade created by existing adjacent structures and landscaping, the Project will not significantly increase shading on sensitive uses, such as the adjacent pool area.
  - The Project would contribute additional shading to the adjacent parking lot behind the adjacent hair salon.
  - Therefore, no impacts during winter solstice would occur.
Air Quality

- The construction of the Project will produce emissions that do not exceed the SCAQMD’s thresholds.
- Long-term operation of the Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation for regional and localized air quality.
- Impacts would be less than significant. No mitigation required beyond standard regulatory compliance and SCAQMD Rules.

Greenhouse Gas (GHG)

- The Project will reduce emissions by 24 percent from the CARB 2020 No Action Taken scenario. Based on these results, the Project is consistent with the reduction target as a numeric threshold (15.3 percent) set forth in the 2014 Revised AB 32 Scoping Plan.
Noise

• Midvale Avenue Residences (directly west of the Site) and Giendon Avenue Residences (east of the Site beyond Westwood) would experience construction-related noise increases in excess of 5 dBA.
• Additionally, the Project’s construction equipment source noise levels for excavators and front-end loaders would also exceed LAMC Section 112.05’s 75 dBA limit for powered construction equipment operating within 500 feet of residential zones.
• These impacts could be reduced by the use of equipment mufflers and temporary noise barriers.

Noise – Construction Mitigations

Mitigation Measures MM-Noise-1 and MM-Noise-2 are recommended to reduce the Project’s noise impact at Midvale Avenue Residences and Giendon Avenue Residences to below the 5 dBA threshold of significance and limit the Project’s construction equipment source noise levels to below 75 dBA.

• MM-Noise-1: All diesel-powered construction vehicles shall be equipped with exhaust mufflers or other suitable noise reduction devices capable of achieving a sound attenuation of at least 3 dBA.
• MM-Noise-2: Temporary sound barriers capable of achieving a sound attenuation of at least 15 dBA shall be erected to block the line of site travel of sound between the Project site and Midvale Avenue Residences. At all other Project boundaries, temporary sound barriers capable of achieving a sound attenuation of at least 5 dBA shall be erected.
**Traffic**

- The Project is projected to generate a total of approximately 283 daily vehicle trips, 18 of which occur during the morning peak hour and 30 of which will occur during the evening peak hour.
- Project generated trips do not result in a significant impact at the study area intersections (Westwood/Santa Monica and Westwood/La Grange)
- Therefore, no improvements are recommended at the study area intersections.

**Traffic – Project Design Features**

- **PDF-Traffic-1:** A Construction Traffic/Management Plan will be submitted to LADOT for review and approval. The bulk of the work will be conducted on site. However, if temporary lane closures were needed it would require Street Services approval. Existing access for the site would be maintained for construction access. Deliveries of construction material will be coordinated to non-peak travel periods, to the extent possible.
- **PDF-Traffic-2, Safety Hazards:**
  - Install construction related traffic signs around the Project Site for pedestrian and vehicle safety.
  - Plan construction and construction staging to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the Applicant to maintain safe pedestrian protection, including physical separation (i.e., barriers such as K-Rails or scaffolding) from work space and vehicular traffic, and overhead protection, due to sidewalk closure or blockage, at all times.
  - Temporary pedestrian facilities shall be adjacent to the Project Site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
  - Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
  - The Applicant shall keep sidewalks open during construction until only when it is absolutely required to close or block sidewalk for construction and/or construction staging. Sidewalks shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

Ms. Tippit – Were there no speaker cards for this issue? If I have nothing from the audience, I am going to close public comment...Okay, then let’s move onto Board questions.

Ms. Wu – I am curious about the no impacts to the schools? How did you come to that conclusion?
Seth Wulkn, CAJA Environmental Services – We prepared the MND. The way we looked at impacts was the nearest sensitive receptor for noise and air quality. Impacts are reduced as distances increases.

Ms. Wu – I was interested in the school’s component.

Mr. Wulkn – For schools, we look at residences, which increase students and we look at the effects of employees. We have the ability to add and see what it would generate in terms of new school populations. However, State Law has it that paying developer fees is what is required to mitigate school issues.

Ms. Wu – We are at overcapacity. Being this is in the Westwood Charter area, I am curious how large units are being added to the area and nobody is addressing the overcrowding at the schools?

Mr. Rosenfield – Do we have an exact idea of what amounts the fees are?

Ms. Broide – They are the Quimby school impact fees.

Mr. Shabsis – What is the proposed size and mix of the project?

Mr. Ries – I will check.

Ms. Broide – On the school issue, people buy houses understanding that people will go to Westwood Charter. However, the district has considered moving the lines. Can new construction be prone to a policy that says they cannot go to Westwood Charter? People need to go to a school that is not only close, but based on where seats are open.

Mr. Shabsis – You cannot create a tiered school system in who can be accepted to the school.

Ms. Broide – Can you say properties on major corridors go to a given school, since those are what is being developed?

Mr. Shabsis – Overland was very close to not reaching numbers. They exceeded by one student or they could have lost a teacher. Westwood Charter was on the cusp of not hitting numbers too. LAUSD has to continue to look at the boundaries. West of Westwood is an area constantly under discussion of being rerouted to Nora Sterry. Nobody wants to leave and the schools are overpopulated.

Mr. Ries – The unit mix is 16 one-beds; 17 two-beds

Ms. Morocco moves to support the project at 1855 Westwood Blvd as presented. 
Second: Ms. Burns
Mr. Rosenfield – Do we have an opinion from Barbara, the Seat Representative in that area on how they feel about the project?

Ms. Broide – We agonized over the project and this is the first project to move forward under the new rules. This is a potentially precedent setting project. We realize there are low-rise dwellings behind the project. In an ideal world, we would oppose it because it does not have a wedding cake rear-facing feature. We are not in an ideal world. We did work with developer to get a setback and we have a list of items the developer has agreed to follow up on. There is a question or issue for us if the City will accept the conditions agreed to by the developer, NC and Condo Association?

Ms. Tippit – So you are making a friendly amendment to include the conditions in the motion?

Ms. Broide – Yes. The conditions are (the following was read):
On January 12, 2018, the Westwood Neighborhood Council (WNC) voted to support the mixed-use project located at 1855 Westwood Boulevard. This support is conditioned on the inclusion of the following Conditions:

- **Parking**
  - provide 1 month free transit passes to all new tenants upon occupancy
  - tenants’ leases prohibits requesting permits for street parking on adjacent residential streets

- **Noise**
  - prohibit roof deck access after 10 pm on Sunday through Thursday and after 11 pm on Friday and Saturday
  - Roof usage is strictly limited to areas covered by decking.
  - The roof is only for the use of tenants, and their guests. Because the roof is shared space, consideration of other users and nearby neighbors, is required.
  - Tenants must accompany their guests to the roof deck.
  - For the safety of all, tenants must take all necessary precautions to prevent having anything blow, bounce or drop off the roof.
  - Children under the age of 16 are to be in the company of adult supervision while on the roof.
  - The roof garden is not designed for athletic use. Tenants must refrain from active physical activity. Bouncing balls is prohibited.
  - Tenants are welcome to bring food and drinks to the deck for their personal use and are responsible for removing everything they bring, including garbage, etc. when they leave.
  - No pets are allowed onto the roof for any reason.
  - No amplified music on deck.

- **Maintenance:**
  - 1855 Westwood will provide a mandatory Building Management Checklist for the property manager to fill out on a continuous basis when monitoring/inspecting property conditions.

- **Billboards:**
  - prohibit billboards before, during, and after construction

- **Commercial Uses:**
  - prohibit smoke shops, liquor stores, nail salons, massage parlors, marijuana dispensaries. Prohibit cellular tower installations.
  - Prohibit the use of the apartments as a short-term rentals (defined as less than one month)
• Construction Impacts:
  • A construction relations officer will be appointed to act as a community liaison concerning on-site construction activity including resolution of issues related to dust generation.
  • No construction work shall occur between the hours of 9:00 P.M. and 7:00 A.M. of the following day
• Massing and
  • Will step back the 5th floor an additional 11.5'
• Privacy:
  • 1855 Westwood will retain an arborist and contractor to determine best methods on maintaining the trees along the rear (western) property line
  • If in the unlikely event the trees are damaged, 1855 Westwood will replace them with as tall a tree as possible (selected in consultation with adjacent property owners) and care for them until their survival is assured.

How to implement:
• Work with the City to add them as mandated/voluntary conditions (requested by CD 5 office). If the City treats these conditions as so-called "voluntary conditions" and will not enforce them, property owner agrees to enter into a legally binding private agreement... with WSSM and the adjacent condominium property association. While these are typically frowned upon by the City Attorney, I have seen the Council Office impose similar conditions. As you know this project will have to pass through City Council.
• By the end of the CPC hearing, if the City is unwilling to include these conditions the client will enter into a private agreement recorded against the land (1855 Westwood) agreeing to these conditions.

Mr. Ries – I want to be sure the 40 inch maximum on the tree box replacements is specified?

Ms. Broide – Yes, it is written in.

Ms. Mason-Heller – Will the conditions go with a sale of the property?

Mr. Shabsis – There is no reason why the City can’t add the conditions of approval, this is not like for a liquor license.

Ms. Mason-Heller – Nothing conflicts with City regulations?

Ms. Antler – This may not have happened before.

Ms. Tippit – The TOC is broad, so I don’t think it will be conflicting.

Ms. Broide - Is this covenanted?
Mr. Ries – The goal is to push the City to sign off. The owner signs a master agreement that is covenanted against the land. That can be recorded against the land. Our goal would be to get the City to agree to them. If not, we can work out a private agreement.

Mr. Shabsis – If you were to go to the City today, would you be eligible for a bigger project under the TOC?

Mr. Ries - By right under the TOC, we could get a bigger project.

Ms. Broide – That was one reason we acted to support project.

Ms. Morocco – I will take the friendly amendment. I can see you worked hard to come to consensus. I do not know if it is enforceable, I want to believe it is and in you. At the end of the day, I don’t think there is anything else we can do; so I support it.

Ms. Morocco’s amended motion: I move the WNC support the project at 1855 Westwood Blvd as presented with the conditions agreed to by the developer, Condo Association and the WNC.
Second: Ms. Burns
Votes in favor: 2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17
Abstentions: 1
16-0-1
Passed

K) Update on Expo Station TOC:

Nick Burns, Abundant Housing LA, nkburns@gmail.com, 315-404-9078 – Abundant Housing has pushed for more aggressive zoning in LA. City Planners did not accept that initially. So, we did a more aggressive campaign once the DEIR was submitted. We are asking the R3 zones to be moved up to RAS4, which is five feet higher, but twice as dense. The City Planners put RAS4 zones back in. Mr. Burns reviewed the differences and intersection between the TNP and TOC.

Ms. Tippit – We found out the day before these things were going to happen. We were under the assumption it was taken out. That is why were not at the meeting in force. It still has not gone all the way.

Mr. Shabsis – I am unclear on the intersection between the TNP and TOC. The TOC guidelines implemented under JJJ provide a basic by right density bonus if certain issues are met, such as the project being proximate to transit, use of union labor, and doing some affordable housing. That is on top of the existing zoning. If the TNP is implemented and Pico is upzoned, does the TOC allow for additional upzoning on top of the TNP? Does the TOC have bonuses on top of the future changes in the zoning?
Ms. Broide: Also can SB 1818 bonus be added to that?

Mr. Shabsis – Has there been a query on how the density bonuses add together? The TOC guidelines seem to be clear to be added to what the zoning is. So if the zoning is upzoned, the TOC seems to go on top.

Mr. Burns – My understanding, which you should check with Planning on to be sure, is the TNP has been upgraded to be compliant with the TOC, so it would not be added.

Ms. Mason-Heller – The existing general plan meets the housing targets your group is looking at, so why is your group supporting the new plan so vociferously?

Mr. Burns – It is false that LA is effectively dense if you think middle and low income people should be able to own housing in the City. It is a valid opinion to say we should not add density, but it’s not something we agree with.

Ms. Tippit – We didn’t say no density, we just said not this much density.

Ms. Mason-Heller – We should be putting more jobs here and less density in housing.

Mr. Shabsis – It is important to be respectful of all opinions.

Mr. Burns – We advocated for what we did, I am just explaining why.

Ms. Mason-Heller I applaud your energy, just disagree with the position.

Ms. Broide – I attended the CPC that day. Abundant Housing generated 200 letters. We did not because we thought the final product was a done deal. Faisal was there. CPC disregarded the Councilmember and the Chair insulted the Councilmember by saying they could not disagree more with him. The City will become more dense. The question is how do communities have input into where that density is going? Part of what Abundant Housing is asking for is a rezoning of single family areas. The changes made under the plan were those that could have been done in the EIR. Now it’s unclear what things are occurring, like we may have lost the buffer zone. I am not sure how that works?

Ms. Morocco – The bigger concern I have is how this impacts all the work we have been doing on Pico. What is allowed on the first floor facing Pico? If the TOC steps in, it says open space. Open space is a lobby. That kills off pedestrian use and street level interactions.

Mr. Rosenfield – I think we can all appreciate the need for affordable housing, but who exactly is your group? I looked online at your website awhile ago, and it seemed like a lot of the people involved in Abundant Housing LA are developers. If so, it makes it seem like it is not really about low and middle income people getting housing affordability, but about developers.
Mr. Burns – Our Director is a developer, but there are a lot of other people who work for the organization that are not developers and work in many other professional areas that are committed to affordable housing. Mr. Burns ran through bios and professions of who is involved in the organization, illustrating his point. For more info see: http://www.abundanthousingla.org/about/leadership/.

L) Motion on SB 827:

Mr. McMillan, Mr. Rosenfield, Ms. Wu recuse themselves
Ms. Vannatim leaves the room

The following motion was made by Ms. Broide:
Whereas, the Westside Neighborhood Council represents 80,000 West Los Angeles stakeholders in the area bounded by Santa Monica Blvd to the north, the Santa Monica Freeway to the south, the San Diego Freeway to the west and the western border of Beverly Hills to the east, and is fully within the boundaries of the City of Los Angeles, and

Whereas, the newly introduced California State Senate Bill 827 (Scott Wiener, Democrat District 11 representing San Francisco, Broadmoor, Colma, Daly City and part of South San Francisco), as written constitutes a statewide planning measure that would remove land use and planning authority within one half mile of high quality transit from local government control, and

Whereas removal of that authority would abolish local input into land use planning, and

Whereas that undermines local democracy, local governments and the citizens of all neighborhoods, and

Whereas SB 827 as written, may override the density bonus and wage provisions of recently enacted local legislation in Los Angeles (namely Measure JJJ) to encourage housing development in Transient Oriented Communities, a measure that received 64% of the popular vote cast and was designed to guarantee housing proximate to transit that would actually be available to working and low-income persons and families in the City of Los Angeles, and

Whereas the Westside Neighborhood Council seeks to find workable solutions to housing shortages on the west side of Los Angeles, and

Whereas the lack of analysis of infrastructure and other costs associated with this planning proposal creates uncertainty that a local agency would be able to “levy enough service charges, fees or assessments sufficient to pay for the program or level of service mandated by this act within the meaning of Section 17556 of the Government Code”, and

Now, Therefore, the Westside Neighborhood Council strongly opposes SB 827 and encourages LA City policymakers and elected State legislators to join us in urging Senator Wiener to withdraw this legislative proposal.
Second: Mr. Shabsis
Votes in Favor: 2,3,4,5,7,8,10,11,12,13,14,15,16
Not present: 1,6,9,17
13-0-0
Passed

M) Treasurer, Shannon Burns - Monthly Treasurer’s report on WNC’s Funding Program account, including review and approval of Purchase Card’s monthly statement—MER.

Ms. Burns presented the November 2017 MER as follows:

**Reporting Month: November 2017    Budget Fiscal Year: 2017-2018**
**NC Name: Westside Neighborhood Council**

### Monthly Cash Reconciliation

<table>
<thead>
<tr>
<th>Beginning Balance</th>
<th>Total Spent</th>
<th>Remaining Balance</th>
<th>Outstanding</th>
<th>Commitments</th>
<th>Net Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>$39,201.60</td>
<td>$347.31</td>
<td>$38,854.29</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$38,854.29</td>
</tr>
</tbody>
</table>

### Monthly Cash Flow Analysis

<table>
<thead>
<tr>
<th>Budget Category</th>
<th>Adopted Budget</th>
<th>Total Spent this Month</th>
<th>Unspent Budget Balance</th>
<th>Outstanding</th>
<th>Net Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>$6,000.00</td>
<td>$47.31</td>
<td>$38,544.29</td>
<td>$0.00</td>
<td>$38,544.29</td>
</tr>
<tr>
<td>Outreach</td>
<td>$300.00</td>
<td>$300.00</td>
<td>$38,544.29</td>
<td>$0.00</td>
<td>$38,544.29</td>
</tr>
<tr>
<td>Elections</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$6,000.00</td>
<td>$0.00</td>
<td>$6,000.00</td>
</tr>
<tr>
<td>Community Improvement Project</td>
<td>$6,000.00</td>
<td>$0.00</td>
<td>$6,000.00</td>
<td>$0.00</td>
<td>$6,000.00</td>
</tr>
<tr>
<td>Neighborhood Purpose Grants</td>
<td>$30,000.00</td>
<td>$0.00</td>
<td>$29,000.00</td>
<td>$0.00</td>
<td>$29,000.00</td>
</tr>
</tbody>
</table>

Funding Requests Under Review: $0.00
Encumbrances: $0.00
Previous Expenditures: $2,798.40

### Expenditures

<table>
<thead>
<tr>
<th>#</th>
<th>Vendor</th>
<th>Date</th>
<th>Description</th>
<th>Budget Category</th>
<th>Sub-category</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CTS FRONTIER ONLINEPAY</td>
<td>11/02/2017</td>
<td>(Credit card transaction)</td>
<td>General Operations Expenditure</td>
<td>Office</td>
<td>$47.31</td>
</tr>
<tr>
<td>2</td>
<td>INT IN THE MAILROOM</td>
<td>11/09/2017</td>
<td>(Credit card transaction)</td>
<td>General Operations Expenditure</td>
<td>Outreach</td>
<td>$300.00</td>
</tr>
<tr>
<td></td>
<td><strong>Subtotal:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$347.31</strong></td>
</tr>
</tbody>
</table>

### Outstanding Expenditures

<table>
<thead>
<tr>
<th>#</th>
<th>Vendor</th>
<th>Date</th>
<th>Description</th>
<th>Budget Category</th>
<th>Sub-category</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Subtotal: Outstanding</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Motion by Ms. Burns to approve the Purchase Card’s monthly statement MER for November 2017 as presented.
Second: Ms. Kusnic
Votes in favor: 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17
Not present: 6
16-0-0
Passed

Ms. Burns presented the December 2017 MER as follows:

### Reporting Month: December 2017  Budget Fiscal Year: 2017-2018

**NC Name: Westside Neighborhood Council**

<table>
<thead>
<tr>
<th>Monthly Cash Reconciliation</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning Balance</td>
<td>$38854.29</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Spent</td>
<td>$219.23</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Remaining Balance</td>
<td>$38635.06</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outstanding</td>
<td>$0.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commitments</td>
<td>$0.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net Available</td>
<td>$38635.06</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Monthly Cash Flow Analysis

<table>
<thead>
<tr>
<th>Budget Category</th>
<th>Adopted Budget</th>
<th>Total Spent this Month</th>
<th>Unspent Budget Balance</th>
<th>Outstanding</th>
<th>Net Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>$6000.00</td>
<td>$47.31</td>
<td>$3635.06</td>
<td>$0.00</td>
<td>$3635.06</td>
</tr>
<tr>
<td>Outreach</td>
<td></td>
<td>$171.92</td>
<td></td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td>Elections</td>
<td></td>
<td>$0.00</td>
<td>$6000.00</td>
<td>$0.00</td>
<td>$6000.00</td>
</tr>
<tr>
<td>Community Improvement Project</td>
<td>$6000.00</td>
<td>$0.00</td>
<td>$6000.00</td>
<td>$0.00</td>
<td>$6000.00</td>
</tr>
<tr>
<td>Neighborhood Purpose Grants</td>
<td>$30000.00</td>
<td>$0.00</td>
<td>$29000.00</td>
<td>$0.00</td>
<td>$29000.00</td>
</tr>
</tbody>
</table>

Funding Requests Under Review: $0.00
Encumbrances: $0.00
Previous Expenditures: $3145.71

### Expenditures

<table>
<thead>
<tr>
<th>#</th>
<th>Vendor</th>
<th>Date</th>
<th>Description</th>
<th>Budget Category</th>
<th>Sub-category</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CTS FRONTIER ONLNEPAY</td>
<td>12/04/2017</td>
<td>(Credit card transaction)</td>
<td>General Operations Expenditure</td>
<td>Office</td>
<td>$47.31</td>
</tr>
<tr>
<td>2</td>
<td>LOUISES TRATTORIA - WE</td>
<td>12/07/2017</td>
<td>(Credit card transaction)</td>
<td>General Operations Expenditure</td>
<td>Outreach</td>
<td>$171.92</td>
</tr>
</tbody>
</table>

Subtotal: $219.23

### Outstanding Expenditures

<table>
<thead>
<tr>
<th>#</th>
<th>Vendor</th>
<th>Date</th>
<th>Description</th>
<th>Budget Category</th>
<th>Sub-category</th>
<th>Total</th>
</tr>
</thead>
</table>

Subtotal: Outstanding $0.00

Motion by Ms. Burns to approve the Purchase Card’s monthly statement MER for December 2017 as presented.
Second: Ms. Kusnic
Votes in favor: 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17
Not present: 6
16-0-0
Passed

Ms. Burns left the room

Motion by Ms. Morocco for approval of funding for $500 for February 2018 WNC Emergency Preparedness meeting supplies, printing and refreshments.  
Second: Mr. Rosenfield

Ms. Broide – Maybe we can involve Cynthia in some kind of committee or task group on Emergency Preparedness?

Ms. Mason-Heller – Our HOA has a neighborhood watch and we have signs designating it. Someone has recently put up a different sign. Are we incurring liability by funding this?

Ms. Broide – The training is done by the City.

Ms. Mason-Heller – Well for the police, we go through FOWLA.

Ms. Tippit – We go through FOWLA for the police for faster processing. We buy refreshments directly with this funding.

Votes in favor: 1,2,3,4,5,7,8,9,10,11,12,13,15,16,17
Not present: 6,14
15-0-0
Passed

Motion by Ms. Morocco for approval of funding for $600 for Pick Pico meetings food for 5 meetings.  
Second: Ms. Wu
Votes in favor: 1,2,3,4,5,7,8,9,10,11,12,13,15,16,17
Not present: 6,14
15-0-0
Passed

N) Announcements/Other business:

Ms. Morocco – January 31st is the next Pick Pico. 6pm at Heyler.

Ms. Tippit – Well that was a good meeting. Vanessa, we did everything to DONE standards?

Ms. Serrano nods in affirmation.
Ms. Tippit – Are there some new hires at DONE?

Ms. Serrano – I think we hired three new peoples, but Gracie will share the news.

Mr. Shabsis – Are we hearing anything about this site (referring to the Westside Pavilion)?

Ms. Tippit – My understanding is the Macy’s building owner wants to do something by right.

Mr. Shabsis - Creative office space.

Mr. Spector – I can say nothing. Other than the public statements made, I have nothing to report.

Ms. Tippit – Appointment of committee chairs for 2018 – Our committees meet as needed. We are going to have planning and mobility together. Barbara and Colleen to chair Planning and Mobility. Jae and Lisa to chair Pick Pico. Steve will do Policy and Procedures.

Motion to adjourn 10:10 PM
Unanimous

Submitted: By Aaron Rosenfield, Co-Secretary and Mary Kusnic, Co-Secretary

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