Westside Neighborhood Council
Governing Board/Stakeholder Meeting Minutes
November 8, 2018   7:00 P.M.
Westside Pavilion
10800 West Pico Boulevard
Meeting Room A (3rd Floor behind food court)

1. WELCOME REMARKS:
   a. Call to Order

   Terri Tippit, Chair, called the meeting to order at 7:06pm.

2. ADMINISTRATIVE ITEMS:
   a. Board Roll Call

   Board members in attendance are as follows by Seat Number and Name:

   1 Jae Wu
   2 Lisa Morocco
   3 Jeff Hronek
   4 Kimberly Christensen
   5 Brendan Kotler
   7 Barbara Broide
   8 Terri Tippit
   9 Sean McMillan
   10 Stacy Antler
   11 Mary Kusnic
b. Review and Adoption October 11, 2018 Minutes

Motion by Sean: That the Westside Neighborhood Council approve the October 11, 2018 minutes as presented. (There were not any changes.)

Second: Wendy

Votes in favor: 1,2,3,4,8,9,10,11,13,15,16
Abstentions: 5, 7, 14
Not in Attendance: 6,12,17

Motion Passed

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, Westside Jewish Community Center, introduced herself and announced that their Walk Run Event and Wellness and Childcare Fair will be held on December 9 2018. Terri invited Sue to have event details and or a link posted on the WNC website.

Rich Cahalan commented on the 11001 Pico project. He said the developer applied under TOC where a development can be built up to 67 feet high. He stated that he’d expressed concerns at the WSSM Board Meeting where there were 60 in attendance and added that the developers representative said he would get back to him.

Ventura Montoya, introduced himself and said that he had purchased Aticus located at 10893 West Pico Boulevard. He expressed his concerns, stating that he is a knowledgeable operator with expertise, in that the business is experiencing a decline. He said that he thinks and is attributing the decline to the surrounding area which is not well maintained. Ventura
said even though he is constantly cleaning the storefront it constantly is dirty with a lot of trash and he needs help from the City. Lisa commented on the WNC’s work and emphasis on Pico businesses and talked about the WNC’s work regarding Pico Beautification asked about trash cans.

Debbie Dyner and Jay Greenstein of CD 5 said they would be looking into the matter. Jay said he would assist and see what can be done to help. Terri added that we want to assist in promoting the area businesses and had looked at a BID for the Pico area businesses however there has not been the level of interest from the businesses to date. Terri also suggested to follow up and have a meeting together with the other area businesses and CD 5.

4. PRESENTATIONS (discussion and/or possible action):

a. Proposed Hudson Pacific Properties Project

   10800 W. Pico Boulevard

   Renovation of the existing Westside Pavilion within the building’s existing footprint to a creative office use, street facing retail and a restaurant along W.Pico Boulevard. 550,000 square feet, including 30,000 square feet of retail. No additional height or bulk. The rear asphalt parking lot will be replaced with green open space for the tenants.

   Chris Pearson, VP of Development, for Hudson Pacific Properties spoke about their company history and their emphasis and focus on state of the art contemporary development with companies and businesses who are industry leaders in the technology sector. Chris said they were founded in 2006 with developments including Los Angeles and the Bay Area markets.

   He stated that the property owners are now, his company, Hudson Pacific Properties Inc., a Los Angeles-based office landlord; and Macerich Co., the former owner and developer of the Westside Pavillion based in Santa Monica, California, a mall developer.

   Chris said the Westside Pavilion, will be redeveloped by Hudson Properties, into a 584,000 square-foot office campus, including 30,000 square feet of retail. He presented project renderings and said that the project is Class A. He said it is a by right project and that it does not include the Macy's building. Chris added the property has 24 hour security in response to Richard Feifer’s inquiry. He added that they anticipate announcing their major tenant by the end of January and will look at
breaking ground for renovations in March 2019. He said that great consideration is being given to the community and surrounding neighborhoods, with the goal of having the least impact thru their redevelopment and renovations.

Debbie added that the Macy’s building will be self-contained. Terri and Debbie also discussed aspects of the plans for parking with Chris, the WNC board members and the stakeholders attending. Chris added they are keeping the same number of stalls at 3,382, which exceeds code.

Jeff, Shannon, Lisa, Terri, discussed details of the construction with Chris, board members and the stakeholders present. Lisa commented on the Pico grant.

Chris responded to Barbara regarding aspects of the construction mitigation including the construction wall, haul routes and noise impacts. He added that his Company will do everything that they are able to in consideration of the residents and the area businesses.
Chris stated that they anticipate completion in 2021.

Eric Shabsis, representative for Hudson Properties, spoke of the Company’s involvement in the communities in which they manage properties. He added that Hudson Properties is sponsoring $7,500. per year for both Westwood and Overland Schools; and he noted their support of other area organizations including Riddick and their outreach and communication with the area HOA’s.

b. Lime Electric Scooter presentation

Noah Appledemro, Lime Operations Team gave an overview of their company and spoke about their emphasis on responsible operations and safety. Terri discussed with Noah aspects of responsible operations and liability. Noah stated they operate 24/7 and each scooter has an ID/ license number for identification in their system.

Jay commented that the operation of scooters is now under a new ordinance. He added that LAPD West Bureau is looking at and will be setting up procedures on how to best handle and enforce the rules for safe operations.

Jay also said the City is talking with Companies on how to best implement and use technology to do a better job in enforcement of the regulations.

Noah added that their company also has systems which include the deletion of customer accounts for underage usage and reckless operation.
c. Renewal of an expired conditional use permit (ZA 2006-8252 CUB) for Farsi Cafe 1916 Westwood Boulevard for the on-site sale of beer and wine for an existing sit-down restaurant at 1916 Westwood Blvd.

Fernando J. Diaz, representing the Farsi Café, spoke regarding the patio addition of 391 square feet for a back patio areas adding 6 seats (84 seats to 90 seats) He is asking for the WNC’s support for the renewal of their expired conditional use permit (ZA 2006-8252 CUB). The restaurant is planning a singer with guitar for ambient music. The WNC agreed the music is to be limited to the indoor restaurant area. Fernando said the hearing is on November 20 2018. He said he will be talking with neighbors before the hearing. Farsi invited the WNC to attend a tea at Farsi. (Renderings are attached.)

Motion by Kim: That the Westside Neighborhood Council send a letter of support with the conditions of no outdoor music and closing hour of 11:00pm.
Second: Stacy
Votes in favor: 1,2,3,4,5,7,8,9,10,11,13,14,15,16
Abstentions: 0
Motion Passed

5. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS:

a. LAPD Senior Leads

b. LA City Council District Representative

Refer to updates and comments reflected in the agenda items.

c. LA City & other Government Departments/Agencies

6. BOARD REPORTS (including discussion and possible action items):
a. Treasurer, Shannon Burns

   Monthly Treasurer’s report on WNC’s Funding Program account, including review and approval of Purchase Card’s monthly statement--MER for September and October

   Shannon reviewed the WNC financial report and the MER for September and October.

   She requested the WNC approval for same.

   Motion by Shannon: That the Westside Neighborhood Council approve the MER as presented for September and October 2018.

   Second: Mary

   Votes in favor: 1,2,3,4,5,7,8,9,10,11,13,14,15,16

   Abstentions: 0

   Motion Passed

b. Outreach, Lisa Morocco

   Tools for WNC to communicate with stakeholders

   Pick Pico Street Fair 2019

   Lisa highlighted and explained that Pick Pico is a WNC sponsored event to spotlight local businesses, schools, non-profits and churches; and, that the event is structured to create a liaison between stakeholders and the City departments and elected officials.

   Lisa announced that there would be a November 14, 2018, Wednesday planning meeting of the committee with Jae. She said the meeting is at 6:00 P.M. at Heyler Realty at 10659 West Pico Blvd. in West Los Angeles, CA. 90064 and, that everyone is welcome.

   She added the Pick Pico Committee will meet to discuss plans for upcoming Pick Pico Event, May 19th 2019, a review of the 2018 event and ideas for 2019 will be considered.

   Lisa also updated on communications and creating awareness for the WNC. In follow up to a stakeholder asking about direct mail Lisa revisited and said it is cost prohibitive. She said we are exploring ways for have a senior outreach and highlighted the WNC’s active interaction
with area stakeholders, businesses, Pick Pico, schools and non-profits and highlighted the WNC outreach at events and the effective communications through email.

c. Chair Report, Terri Tippit

Terri welcomed back Debbie at CD5.

Update on Sober Living Facilities

Support and CIS for CF 17-0447 Motion

Kim and Barbara and the WNC board members discussed the issues and status of the Veteran Avenue Facility. Details are in the attachment.

Motion by Kim: That the Westside Neighborhood Council support Councilmember Paul Koretz’s motion that the City Attorney and Chief legislative Analyst be instructed to review the legislative and regulatory opportunities the City may have for mitigating the impacts of all kinds of group homes on surrounding neighborhoods and communities, including a thorough review of such efforts undertaken in other jurisdictions and to report back to the Council within 120 days with analysis, options and recommendations; and for the WNC to file a CIS for CF 17-1426.

Second: Barbara

Votes in favor: 1,3,4,5,7,8,9,11,13,15,16

Abstentions: 2

Motion Passed
WNC requests that City Council establish a human health and safety buffer that prohibits oil drilling within 2,500 feet of sensitive land uses including homes, schools, early childhood centers, senior centers, hospitals and medical clinics, parks, etc.

Ethan Senser, Stand LA, a coalition of community groups seeking to end oil drilling within certain parameters of residences presented an overview of the organization and their work and focus in this area. (Please see attachment for detailed information.)

There was an involved discussion of the board members led by Terri. Terri and Jane commented noting that while we are all very concerned we are a local body not a global organization and we are already working with the company on a local level to address issues on the well in our area; therefore cannot take a vote on this matter.

Motion by Jane: That the Westside Neighborhood Council table this matter.

Second: Kim

Votes in favor: 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, 15, 16

Abstentions: 0

Motion Passed

New WNC Meeting Location beginning January 2019

Terri announced that the WNC’s Monthly Meetings will be held at a new location next year. She said the “New Meeting Location” is:

10800 West Pico Boulevard, (Landmark Theatre side)

Meeting Room B (Located at the 3rd floor exit and that the entrance is from the outside walkway)

Appoint WNC Officer Nomination Committee—

Terri appointed Colleen Mason Heller, Jeff Hronek, Sean McMillan as the WNC Officer Nomination Committee. She asked that anyone who is interested please reach out to the committee.
Discussion to cancel December 2018 Meeting

Terri discussed with members that there were a number of individuals who suggested to cancel the WNC’s December 2018 meeting given the Holidays and events and many who travel at this time.

Thursday December 12, 2018  7:00 P.M. Westside Pavilion 10800 W. Pico Meeting Room A (3rd Floor)

Motion by Shannon: That the Westside Neighborhood Council cancel the December 12 2018 meeting.

Second: Stacy

Votes in favor: 1,2,3,4,5,7,8,9,10,11,13,14,15,16

Abstentions: 0

Motion Passed

2019 Selection Election

Terri reviewed the procedures for the Selection/Election for the WNC. Please see attachment Article X for summary highlights and overview of DONE procedures. She noted that the WNC has 14 Selected seats and 3 seats are appointed.

Terri said the time for candidates filing with DONE is December 31 2018 thru February 14 2019 and said that DONE verifies eligibility for all Selection candidates.

Terri announced the WNC Selection will be held on March 14, 2019 at 6:00pm.

Motion by Jane: That the Westside Neighborhood Council approve the Stipulation Sheet for the 2019 WNC Selection.

Second: Mary

Votes in favor: 2,3,4,7,8,9,11,13,14,15,16
Appoint AdHoc Committee to review WNC Bylaws

Terri said that the WNC By-Laws are being reviewed to be updated and submitted to DONE in June 2019. Terri said that Steve Spector, Rich, Shannon and Lisa to the committee.

LADOT recommending proposed revise speed limit:

Terri reviewed the following revised speed limits based upon LADOT traffic survey:

Sepulveda Boulevard between Ohio Avenue and Venice Boulevard from 35/40 miles per hour to 40 miles per hour.

Revise the speed limit on Century Park East between Olympic Boulevard and Pico Boulevard from 35 miles per hour to 40 miles per hour.

Motion by Terri: That the Westside Neighborhood Council send a letter of support to raise the above listed speed limit in the designated areas bases upon the LADOT survey information.

Second: Lisa

Votes in favor: 1,2,3,4,5,7,8,9,10,11,13,14,15,16

Abstentions: 0

Motion Passed

d. WNC Boundary Correction Ad Hoc Committee

Colleen Mason Heller Update on boundary correction sent to DONE
e. Planning Committee

Barbara Broide and Kim Christensen

Update on proposed WLA Community Plan

Kim and Barbara presented an update on the proposed WLA Community Plan. Kim said there was an excellent turnout for the meeting. The details are highlighted in their report in the attachment.

Processes & Procedures Ordinance Airbnb Rent-Control Apartments Motion

The WNC moves to oppose rent-control apartments be used for Airbnb and short-term stays.

Kim and Barbara discussed background on this issue and updated on the Airbnb ordinance. The details are included in their attachment.

Motion by Kim: That the Westside Neighborhood Council oppose the use of RSO units and also oppose a process that would extend the number of days permitted per year on an established single premises above 120 days.

Second: Barbara

Votes in favor: 1,2,3,4,5,7,8,9,13,15,16

Abstentions: 11,14,16

Motion Passed

Restaurant Beverage Program

Kim and Barbara updated on the proposed program. The details are in Kim and Barbara’s summary report in the attachment.

Motion by Kim: That the Westside Neighborhood Council Land Use Committee review the proposed program and pose questions and concerns in a letter to be submitted to the Planning Department and to testify if necessary.

Second: Barbara
Proposed Processes and Procedures Ordinance

Kim and Barbara updated that the Planning Department is proposing revisions to the Ordinance. They stated that this provides for significant changes in the 483 page Ordinance and it is being reviewed now. They said that there are a number of significant concerns. Additional details are in the attachment.

Motion by Barbara: That the WNC consider making an emergency motion given the short time frame with a meeting on November 14 2018.

Second: Jane

Votes in favor: 1,2,3,4,5,7,8,11,13,16

Motion Passed

Motion by Barbara: That the WNC while not taking a formal position on the Planning Department’s proposed Processes and Procedures Ordinance would like the opportunity for input that includes a request to allow time for community outreach and input and that any further action be delayed until after the community outreach.

Second: Kim

Votes in Favor: 1,2,3,4,5,7,8,11,13,16

Motion Passed

f. Jeff Hroneck

WNC Safety and Preparedness Fair briefing

Jeff presented an overview of the event and thanked Linda and all who participated.

Please see the attachment for additional information.

Lisa said with over 1000 in attendance the event was a great success and all acknowledged.

7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS:
8. ADJOURNMENT:

Motion by Shannon: That the Westside Neighborhood Council adjourn the November 8 2018 meeting.

Second: Mary

Votes in favor: 2,3,4,7,8,9,11,13,14,15,16

Meeting adjourned 10:25pm
ARTICLE X ELECTIONS Section 1: Administration of Election/Selection The WNC shall hold a selection process instead of an election to fill the Governing Board. The Governing Board will be chosen at a meeting which will be held during month of November in even number years. The Governing Board shall, no later than July 7th in even numbered years, set the date of the selection process meeting. A selection committee consisting of stakeholders, who cannot be candidates, shall be appointed by the Governing Board no later than ninety (90) days prior to the date of the meeting. The selection committee shall promulgate procedures for the conduct of the selection process meeting and selection of Governing Board members. The selection committee shall also choose an independent and neutral third party to monitor the selection process and certify the result. All selection procedures shall be in conformity with the selection rules established by the City of Los Angeles and shall be approved by the Department.

Section 2: Governing Board Structure and Voting All candidates for the Governing Board membership must be qualified Stakeholders at the time of selection, as defined by Attachment B to these Bylaws. All qualified WNC stakeholders are entitled to vote for Seats 1-13 to the extent qualified and a separate vote for Seat 17 to the extent qualified in all Selections for WNC Board seats, as defined by Attachment B to these Bylaws. No Stakeholder may vote by proxy. The number of Board seats, the eligibility requirements for holding any specific Board seats, and which Stakeholders may vote for the Board seats are noted in Attachment B.

Section 3: Minimum Voting Age Only Stakeholders who have attained the age of sixteen (16) years by the time of the selection may vote in selections for the Governing Board.

Section 4: Method of Verifying Stakeholder Status Voters will verify their Stakeholder status by providing acceptable documentation. Stakeholder status may also be established by means of declaring a stake (or interest) in the neighborhood and providing documentation supporting that declaration.

Section 5: Restrictions on Candidates Running for Multiple Seats A candidate shall declare their candidacy for no more than one (1) position on the Governing Board during a single selection cycle.

Section 6: Other Election Related Language

Selection Process for Board Seats Fourteen (14) to Sixteen (16) These Board Members shall be selected by the organizations comprising each constituency corresponding to each such Board Seat. If there is more than one (1) candidate for any of Board Seats Fourteen (14) to Sixteen (16), those candidates must come to the first Board meeting of the newly selected Board. To be a candidate for a selected seat, a person must obtain a nominating letter from a constituent organization of the seat. Each candidate may bring additional letters of support and may make a presentation to the Board about their qualifications. The Board will then select by majority vote the Board Member for each of these contested seats. In deciding which applicant to select, the Board shall take into account the WNC’s goal of representing the diverse interests of all Stakeholders. Notice of the proposed selection, and of the proposed vote by the Governing Board to approve a candidate to fill the seat, shall be placed on the agenda of a Board meeting and be posted for the public and distributed to the Board in the same manner that all agenda items are set and posted.
In Los Angeles, home of the nation’s largest urban oil field, 628,000 residents within a half-mile of an active oil well. Oil drilling near homes, schools, parks and healthcare facilities threatens the health of L.A. families, particularly in low-income communities of color. This is Los Angeles’s climate fight.

**WHO WE ARE**

**STAND-L.A.**

is an environmental justice coalition of community groups seeking to end neighborhood drilling and protect the health and safety of Angelenos on the frontlines of urban oil drilling.

We are concerned residents, good neighbors, communities of faith, environmental justice champions, researchers, nurses, students, mothers and fathers. Above all, we are Angelenos.

**WHAT WE STAND FOR**

Our communities—not the oil and gas industry—should have the power to shape a safe and healthy future for our families and for Los Angeles.

While our federal government is failing to protect diverse communities and the future of our climate, Los Angeles must be a leader in the environmental justice fight, starting with restoring health and dignity to communities threatened by neighborhood drilling.

**WHAT WE’RE CALLING FOR**

The laws regulating oil extraction in Los Angeles have failed to protect our communities. As long as oil companies operate in communities, Angelenos are at risk. We are calling on the City of Los Angeles to enact a 2,500 foot human health and safety buffer around all oil extraction activities, leading the way for a healthy, sustainable and equitable future for all Angelenos.

**MEMBER ORGANIZATIONS**

**COMMUNITIES FOR A BETTER ENVIRONMENT**

**ESPERANZA COMMUNITY HOUSING CORPORATION**

**HOLMAN UNITED METHODIST CHURCH**

**STRATEGIC CONCEPTS IN ORGANIZING & POLICY EDUCATION (SCOPE)**

**PHYSICIANS FOR SOCIAL RESPONSIBILITY - LOS ANGELES**

**REDEEMER COMMUNITY PARTNERSHIP**

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THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH
REPORT ON OIL DRILLING IN LOS ANGELES COMMUNITIES

THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH RELEASED A REPORT OUTLINING THE HEALTH IMPACTS OF OIL DRILLING IN LOS ANGELES COMMUNITIES, CONFIRMING WHAT FRONT-LINE COMMUNITIES HAVE KNOWN FOR YEARS:

OIL WELLS OPERATING IN LOS ANGELES NEIGHBORHOODS ARE A CLEAR HEALTH AND SAFETY THREAT TO ANGELENOS.

Released in February 2018, the report explains that oil and gas development in Los Angeles is a serious health and safety concern because oil and gas wells are located around and beneath densely populated areas. Around an oil well in South Los Angeles, for example, thousands of people can be at risk of acute, and potentially long-term, health impacts or from risks of explosion, leaks or other accidents.

300+ TOXIC CHEMICALS ARE ROUTINELY USED IN OIL AND GAS OPERATIONS.

These toxic chemicals present public health concerns ranging from respiratory health effects to the development of cancer. The report outlines the health impacts faced by residents living, attending school or worshipping near one of Los Angeles County’s 3,468 active oil wells—880 of which operate in the City of Los Angeles— including:

- Adverse birth outcomes
- Increased cancer risk
- Eye, nose and throat irritation
- Exacerbation of asthma and other respiratory illnesses
- Neurological effects such as headaches and dizziness
- Gastrointestinal effects such as nausea and abdominal pain
- Mental health impacts such as depression, anxiety or fatigue

Families living or working near drill sites can come in contact with toxins in multiple ways: from air pollution, diesel rig emissions, diesel truck traffic, or catastrophic releases. **Distance is a big factor in how residents are impacted by oil and gas operations—the closer a home or school is to an oil well, the greater chance of health impacts.**

IN SOME NEIGHBORHOODS, SUCH AS SOUTH LOS ANGELES, HOMES ARE AS CLOSE AS 60 FEET FROM AN ACTIVE WELL.

The Department of Public Health found that protective measures are necessary to prevent residents from contaminants that endanger their health and well-being. According to LACDPH, protecting residents from oil and gas health impacts means:

- Expanding the County’s minimum setback distance beyond 300 feet
- According to the County, even 1,500 feet away from an active oil well leaves communities vulnerable to any kind of explosion, leak or catastrophic accident.
- In addition to a buffer, alternative measures (e.g., engineering controls, air monitoring, closure) may be necessary to protect the health and safety of the surrounding communities.

WHY STAND I.A. ADVOCATES FOR A 2,500-FOOT HEALTH & SAFETY BUFFER:

Our recommendation is based on what is necessary to fully protect people’s health and safety. Other studies show that toxic air contaminants such as benzene and other carcinogens are most significant and most harmful within ½ mile (2,640 feet) of active oil and gas wells. Most importantly, Los Angeles is unique because of the population density of neighborhoods where oil wells are located, as much as 21,000 people per square mile in South LA. 1,500 feet isn’t enough to protect residents from fires, explosions or other emergencies. Stronger protections are needed.

IN ONE SURVEY, 89% OF SCIENTISTS, PUBLIC HEALTH PROFESSIONALS AND MEDICAL PROFESSIONALS AGREED THAT A MINIMUM SAFE DISTANCE TO OIL AND GAS OPERATIONS WAS 1/4 OF A MILE (1,320 FT).
Proposed Processes & Procedures Ordinance

The Planning Dept. has presented the proposed Processes & Procedures Ordinance as a way to gather processes and procedures from throughout the current code (where they are scattered about) and place them all within a single ordinance and chapter within the City’s new municipal code.

Planning staff presented their proposed ordinance in various community venues around the City during the drafting process and suggestions for changes were made to address concerns that were raised – most of which were not addressed in the draft presented to the City Planning Commission who recently approved the Ordinance as presented by Planning. The next step in the Ordinance’s consideration will be at the Council’s PLUM Committee (data unknown).

Communities have raised concerns related to the following issues:
- Shifts planning power from elected officials to unelected bureaucrats
- Will severely limit the public’s power to challenge their decision.
- Allows the Director of Planning to grant approvals without public input.
- Allows granting of conditional use permits without public input.
- Reduced notification requirements. (to whom (such as to NCs) and how far in advance (timing))
- Limiting some appeals only to adjacent property owners.
- Creating an alternative approval process.
- Weakening protections for HPOZs.

As there are many questions and concerns at the current time, the WNC may wish to adopt a motion that requests additional outreach from Planning Dept. and discussion of concerns raised (procedural vs. substantive) so that all are clear about the actual changes that will be experienced by those in the community who respond to City notifications related to proposed development, policy changes, etc. We request that any further action by Council on this Ordinance be delayed until after community meetings are held and that future hearings to consider this Ordinance not take place until after mid January 2019.

A group of CD 5 neighborhood representatives has requested a meeting with CD 5 Chief of Staff Joan Pelico and Planning Deputy Hagu Solomon-Cory to discuss this issue. It is tentatively scheduled to be held either on Wednesday, Nov. 14 at 3:30 pm, or Monday, Nov. 19 at 1:30 pm.

11/8 UPDATE: The Planning Dept. has just made some revisions to the Ordinance. It is now being called the “Comprehensive Planning Program” and the 483 pages of the Ordinance can be found at: http://clkrep.lacity.org/onlinedocs/2012/12-0460-S4_misc_10-26-2018.pdf. It has also been given a new council file number.

The changes are now being reviewed. It has been noted that the Dept. did remove the paragraph many local citizens were citing as problematic under General Authority.
Unfortunately, the “fix” was to rewrite another section which will give sweeping new powers to the Director of Planning. While the Director of Planning now has almost no authority, this new ordinance would grant the DP decision-making power in 30 categories, and most of those decisions would not be appealable. A recent article in CityWatch notes:

To add insult to injury Section 13.1.9.A. of the Ordinance so far as to explicitly state that it enunciates the Director in the role of Advisory Agency under STATE LAW and UNDER SECTION 553 OF THE CITY CHARTER. [See page 199 in the Comprehensive Planning Program Ordinance.]
In other words, this appears to be an attempt to amend the Charter illegally to give the DP more power. It could be challenged in court, but that could take years.

There are questions about timing. When asked, City Planning staff is saying this won't come before PLUM until the new year, but on actions such as this the Council normally has 75 days to act from when it was forwarded to PLUM, which means the actual deadline is around the beginning of January. This suggests it likely will appear on the PLUM agenda before the holidays. (What is entailed with a request to extend consideration time for a proposed policy change?)

Short Term Rental Ordinance (Air Bnb)

A short term rental ordinance has been under consideration by the City for over three years. During that time the approach to regulation has significantly changed. The LA Times reported in an article of Nov. 7 on the most recent Council PLUM Committee hearing held Tuesday to consider regulations on short-term rentals. The PLUM Committee did not agree with one major change made by the CPC. The CPC recommended allowing rent controlled units (RSO Units) to be listed by their tenants as short term rentals. The PLUM Committee is recommending that RSO units not be permitted to participate in short-term rentals.

Other issues being discussed:

Number of days each unit can be rented: 120 days is the current stated maximum although there is a provision in the ordinance that would allow a lister to apply to increase that number to as many as 365 days/year if no complaints had been filed against them. This ignores the cumulative impact of having people coming and going through a neighborhood—particularly if more than one home or unit in a small area is being used for short-term rentals.

Financial modeling shows that it is financially lucrative to do short term rentals (as opposed to renting to more long term occupants) when the permitted number of days exceeds somewhere between 60 and 90 days.

Enforcement: There is strong skepticism as to the City’s ability to enforce any stated/permitted number of days. How will this be achieved?

A late amendment that seeks to allow for second homes and vacation homes to be rented out as short term rentals has not been taken up by Council. The current measure deals only with owner or tenant occupied primary residences.
Sober Living Home (2200 block Veteran Avenue complaint and larger policy issue/enforcement issues)

Issues with sober living homes have plagued residential communities for many years. In the WNC area, there have been problematic homes (referred to as Community Care Facilities) that have resulted in LAPD action, neighborhood prosecutor involvement, etc. The City lacks an ordinance to regulate these types of facilities that are permitted to operate anywhere in the City with 6 or fewer residents. They are not permitted to treat the residents; their role is to provide "sober living" – a place for those who have completed treatment to live before being entirely released from the supervision of court, treatment center, etc.

The City could adopt regulations for homes housing 7 or more residents but has failed to do so. In fact, the ordinance crafted to create a regulatory scheme was so badly compromised by the time it was being heard in the City Council (after three years of meetings and hearings), that community members dropped their support of the ordinance in the belief that the current options to take action to address problems / negative impacts on the community were better than those in the new ordinance. That ordinance died.

The initial approach to regulating the homes followed the City’s rules that boarding house operations are illegal in R1 settings. Enforcement was inconsistent across different areas of the City with some communities obtaining relief and others having no success.

Key to obtaining relief has been due to efforts of neighbors who carefully document any and all negative impacts. It is important to learn how many residents are occupying the property in question, if residents congregate off-site in the area, etc. Is there a school or other sensitive uses nearby? After information has been gathered and organized it is to be presented to the home’s operators (owners and management if possible) – often in a meeting with the neighborhood prosecutor, LAPD Senior Lead Officer or a representative of the CD office present.

Cities have been grappling with finding a regulatory framework to control these homes with mixed success. Litigation has been extensive in the field. There is legislation pending currently at all levels of government: local, state, and federal. In June Congress passed the Access to Sober Living Act designed to prevent fraud and profiteering in conjunction with the operation of these homes. Councilmember Koretz introduced a measure (CF 17-1426) to reopen discussion of the problem 12/13/17. The Council File record can be found at: https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=cclfi.viewrecord&cfnnumber=17-1426

The Westside NC adopted a CIS in support of the motion 5/10/18.* The City staff was instructed to return to Council with a report within 120 days. No report has yet been received and it is our understanding that the staff report is somewhere in the City Attorney’s office.

The sober living home issue is an excellent example as to why local community members should care about pending citywide legislative initiatives. Most people were not aware of and did not lend their voices or support to the work done to establish a sober living home/community care facilities ordinance. Yet, when there is a problematic home on one’s own block there is
justifiable concern – but often at a time when the opportunity to take effective action has passed.

Councilmember Koretz introduced a motion to re-open the discussion on regulation of these facilities. Neighborhoods where multiple homes have opened on a single block have been particularly motivated to seek change.

In the case of the Veteran Avenue facility, WSSM will take the lead in conjunction with the WNC Land Use Committee to convene a meeting of residents to identify the nature of the community’s concerns and to plan a strategy to stop the negative impacts. Unless a facility is truly a nuisance, it is difficult to shut them down. In most instances, residents of the facilities are protected by the American with Disabilities Act (ADA) as recovering from substance or alcohol abuse related problems. If homes are poorly managed, there are strategies to seek changes in management.

The proposed plan to address Veteran Avenue home:

Select Date/Place for meeting
Create a flyer for meeting with location/time info
Plan for flyer distribution (volunteers to walk it)
Plan agenda/structure of meeting
Develop materials to distribute / share on larger issue and how it applies to the local community (to establish context)
Discuss with Neighborhood Prosecutor to see if she will participate in meeting.
Determine LAPD and CD 5 involvement. Others?

Identify block captain or key contact for block

*WNC motion: To Support Council Member Paul Koretz's motion that the City Attorney and Chief Legislative Analyst be instructed to review the legislative and regulatory opportunities the City may have for mitigating the impacts of all kinds of group homes on surrounding neighborhoods and communities, including a thorough review of such efforts undertaken in other jurisdictions, and to report back to the City Council within 120 days with analysis, options and recommendations. And for WNC to file a CIS for CF 17-1426.

Restaurant Beverage Program

A proposal being presented by City Planning in response to a Council request (CF 17-0981) to shorten the processing times and lower costs for certain sit-down restaurants to be able to serve alcoholic beverages. The program proposes 30 criteria that a business must meet to be eligible for the program.

Current application/processing time takes approximately 6 months and costs about $ 12,500.

The FAQ sheet prepared by the Planning Dept. appears to say that a NC will only learn about the applicant AFTER the business obtains clearance under the program. Likewise, LAPD will be notified after the business has been cleared.
The City Planning Department held a Community Plan kickoff meeting for the West Los Angeles Community Plan Update on Thursday October 25, 2018 that was very well attended. If you did not attend you can go to the website at: www.planningthewestside.org to obtain more information and you can submit comments to project staff at planning.thewestside@lacity.org with “Westside Community Plans Update Public Comment in the subject line” Updates of next steps in the process are posted on the web-site.

The purpose of the meeting was to obtain feedback from the community regarding: 1) what stakeholders like about the West Los Angeles community; 2) what stakeholders don’t like about the community; and 3) what the Community wants the Community Plan Update to address and change. All the comments from the meeting are being assembled into one list and will be made available on the web-site. Highlights of some of the major issues raised by the community include (not in any priority order):

1. Retain single-family residential neighborhood character and single-family residential zoning (do not allow up-zoning to multi-family residential including along Exposition corridor east of Sepulveda).
2. Retain and encourage community serving small businesses and restaurants along Pico and Westwood corridors (at first floor level).
3. Improve streetscape along Sepulveda, Pico and Westside, including installation of sidewalks on Sepulveda where none exist, replacement of damaged sidewalks, street trees, street furniture, etc.
5. Add rear stepbacks on upper floors from commercial/multi-family zoning districts buildings along corridors such as Pico, Westwood, etc. from single-family residential
6. Maintain maximum height of 50 feet and replicate NMU Zone along remainder of Pico corridor east of Overland and Westwood Boulevard.
7. Add regional transit center facilities including bus loading and vehicle drop off zones (for Uber/Lyft and private vehicles) at Carmel Partners site.
8. Require infrastructure upgrades for development projects (street widening, signal phasing, left and right turn lane pockets, street maintenance, installation of missing sidewalks and replacement of damaged sidewalks, bicycle infrastructure)
9. Conditions of Approval and Mitigation Measures for Discretionary Projects and standard conditions for by-right projects that provide protections from noxious uses and noxious site planning issues (requiring shielding of parking lot and building lighting, walls, fences and landscaping as buffers between multi-story commercial/multi-family residential and single-family uses, etc.)
10. Consider expanding prohibited uses in NOD along Pico and adding to Westwood Boulevard.
11. Not enough parking is required for TOC and multi-family projects - increase parking requirements - not everyone can utilize public transit.
12. Some participants did not believe more upzoning to add more housing is needed based upon available data and the recent changes from the Expo TNP.
# WNC Safety and Preparedness
## Fair Exhibitors/Participants

- LAPD patrol car, motorcycle, K-9 unit, mobile command unit
- LAFD (Station 92; fire truck and fire engine)
- CERT
- City Emergency Management Dept.
- Red Cross
- Walk 'n Rollers (bike skills workshop)
- Pocrass and De Los Reyes (sponsor of the bike skills workshop)
- DWP
- SOS Survival Products
- Stop Senior Scams
- LAFD Auxiliary Communications Service
- WNC
- Kind Bars
- So Cal Animal Rescue Team
- LAFC Community Risk Reduction, hands-on classes (CPR and/or Emergency Bleeding Control)
- Centinela Pet and Feed
- CHP
- L.A. City Depts. of Aging and Disabilities
- Neighborhood Watch
- Cedars-Sinai Blood Mobile
- Possibly Red Cross Puppet Show
- Possibly Big Shaker -- earthquake simulator

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## ONLINE • BY PHONE • IN STORE

**SOS SURVIVAL PRODUCTS**
15705 STRATHEARN ST #12, VAN NUYS
sosproducts.com
800 479-7998

OVER 3000 ITEMS TO CHOOSE FROM

**WESTSIDE NC EMERGENCY WATER BARREL** **PRE-SALE**

**Order Instructions:**
1. Place order online: sosproducts.com
2. Enter Pre-Sale Code: HC2628W
3. Mark order for "Pick up in store."
4. Barrels will be delivered to Overland School
5. Delivery Date 11/4/18 11am-2pm
6. Receive order - Now you are prepared!

**If order is not picked up at event, items will be brought back to SOS in Van Nuys. Customer will then be responsible for any shipping charges.**

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**Pre-order water storage barrels; these are a great price and will be delivered to you at the fair (or you can choose to pick them up at the store.) Tip: do not store any water on concrete!**