

## Westside Neighborhood Council Governing Board/Stakeholder Meeting

### NOTICE OF AGENDA

May 9, 2019, 2019 - Thursday 7:00 P.M.

### One Westside

10800 W. Pico Meeting Room B  
( 3rd floor of Landmark Theatre walk towards bridge  
exit on right walk around the outside of building to B)

#### 1. WELCOMING REMARKS:

- a. Call to Order

#### 2. ADMINISTRATIVE ITEMS:

- a. Review and Adoption April 11, 2019 Monthly Meeting Minutes

#### 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)

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

- a. Proposed TOC Tier 3 Project at 2301 Westwood (former Tiny World) DIR-2018-6719-TOC-WDI. 48,220 sf, 5 story with mezzanine, 50 unit mixed use project with 5 low income units and ground floor commercial uses to enhance pedestrian life on Westwood Blvd.
- b. Presentation on updated Department of Recreation and Parks Authority under City Charter.

#### 5. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS:

- a. LAPD Senior Leads, LA City Council Representative, LA City & Other Government Depts./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 May.
- b. Outreach, Lisa Morocco
  - Pick Pico Committee Update
    - Sign up for working Pick Pico
- c. Chair Report, Terri Tippit
  - Proposed Bylaws Revisions—principal changes:
    - Amend Board selection process: Held every four years; split residential Seat 7 into Seats 7 and 18 (using Olympic Blvd. as dividing line); add business Seat 19 to Seat 1 and 2 area
    - Clarify who can hold residential and business Board seats (eliminate "absentee residential owners" and business "operators" who aren't owners or employees)
    - Conform definition of who can vote for Board seats to be consistent with who can hold seats, but still permit those age 16 or older to vote
    - Increase Board quorum to 9 members and require majority of Board members voting to pass motions
    - Enable Chair to form Board committees and appoint/remove members
    - Various changes to modernize notice procedures and maintain consistency
    - Amend officer nomination & election process: hold immediately after Board selection; 4-year terms
    - Combine Recording Secretary & Corresponding Secretary into "Secretary" officer
    - Add "Parliamentarian" officer
    - Update Treasurer duties and notice procedures

View full set of revisions at [wncla.org](http://wncla.org); submit comments to [chair@wncla.org](mailto:chair@wncla.org)

- d. Safety Committee, Jeff Hronek
  - September WNC 2nd Annual Safety and Preparedness Fair
- e. Homeless Committee, Sean McMillan
  - Westwood Connect Day, April 24, 10am - 2pm
- f. Planning Committee, Barbara Broide and Kim Christensen
  - Update on Planning Issues
- g. WRAC report, Barbara Broide:

##### 1. Resolution: Co-Living Developments

The [Westside](#) Neighborhood/Community Council requests that the City develop planning, zoning and leasing regulations for co-living developments, which are residential in nature but have aspects of hotels/ transient occupancy. Issues include: 1. Length of leases; 2. Parking for "units,"

which have larger bedroom counts; 3. Compliance with density bonus ordinances – regulatory framework

**2. Resolution: Tracking Density Bonus Housing Units Post-Entitlement Process for Compliance**

The [Westside](#) Neighborhood/Community Council requests that the Housing and Community Investment Dept. fully comply with the regulations of the State and City affordable housing density bonuses ordinances (SB1818 and Prop. JJJ/TOC), per the concerns stated in the City Controller’s audit report of Jan. 2017.

This includes ensuring that developers properly register units and record covenants upon occupancy, properly publicize and qualify low-income tenants and audit their status every year, assign the correct restricted rent and review it every year, and conduct annual audits to ensure that the affordable units properly and legally serve the intended population of low-income households of Los Angeles.

HCID shall state how it will change its processes to ensure compliance.

The job performance metric of the HCID General Manager shall reflect full compliance with the State and City’s affordable housing density bonus programs, especially annual audits of tenants of those units and developers who lease those units.

**3. A Prohibition on Campaign Contributions Support [CF-19-0046 \(David Ryu\)](#) and its prohibition on developer and contractor contributions to City elected officials with the following clarifications. (Motion sponsor: WLASNC) -**

Facts and background:

Contributions shall be prohibited to the mayor, city councilmember, controller, city attorney, and all PACs and non-profits that hold fundraisers or make contributions for those elected officials. Contributions shall be prohibited for 1 year prior to submittal of a development application (those contributions prior to submittal shall be returned) and for 1 year after a development approval and its subsequent issuance of certificate of occupancy.

Contributions shall be prohibited from all financiers, developers, applicants, land owners, architects, engineers, contractors and subcontractors, and all employees and spouses of those employees of those firms. Ethics commission – enforcement.

4. The [Westside](#) Neighborhood/Community Council supports the findings of the Blue Ribbon Panel on school Safety, convened by the City Attorney, and urges LAUSD to adopt the priorities of the report recommending steps towards increased school safety.

5. The [Westside](#) Neighborhood/Community Council supports the formation of a [Wildland-Urban Interface Hazard Mitigation Task Force](#) (motion by CM Bonin), and urges the task force to conduct neighborhood outreach to community stakeholders and understand/consider their thoughts and concerns.

**7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS:**

**8. ADJOURNMENT:**

Time allocations for agenda items are approximate and may be shortened or lengthened at the discretion of the Chairperson.

The public is requested to fill out a “Speaker Card” to address the Board on any item of the agenda prior to the Board taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Board’s subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to 2 minutes per speaker, unless waived by the Board. Agenda is posted for public review at: 1) [wncla.org](#) 2) Palms/Rancho Park Library 3) Cheviot Hills Park 4) Palms Park 5) Westside Pavilion

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at (213) 485.1360 or [NCsupport@lacity.org](mailto:NCsupport@lacity.org)

EQUIERE SERVICIOS DE TRADUCCION, FAVOR DE NOTIFICAR A LA OFICINA 3 días de trabajo (72 horas) ANTES DEL EVENTO. SI NECESITA ASISTENCIA CON ESTA NOTIFICACION, POR FAVOR LLAME A NUESTRA OFICINA AL(310) 474.2326.¶

**PUBLIC ACCESS OF RECORDS**

In compliance with Government Code Section 54957.5, non-exempt writings that are distributed to a majority or all of the Board in advance of its meetings may be viewed at the Board meeting. Documents may also be reviewed by clicking on the Board’s website at <http://www.abc.com>. In addition, if you would like a copy of any record related to an item on the agenda, please contact (310) 474.2326 or email at [westsidenc@ca.rr.com](mailto:westsidenc@ca.rr.com)

**RECONSIDERATION AND GRIEVANCE**

For information on the Process for Reconsideration, WNC stakeholder grievance policy or any other procedural matter related to this Council, please consult the WNC Bylaws by visiting [www.westsidenc.org](http://www.westsidenc.org).