

## Westside Neighborhood Council Governing Board/Stakeholder Meeting

### NOTICE OF AGENDA

June 13, 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 May 9, 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. PRESENTATION (discussion and possible action items)

- a. Presentation on Proposed Elder Care Facility project at 10328-10384 and 10341-10381 Bellwood Avenue.  
The Bellwood (<http://bellwoodseniorliving.com/>) would provide for the development of a new eldercare facility for persons 62 years of age and older. The Bellwood would include 192 state-licensed senior housing residential units, comprised of 71 senior-independent dwelling units, 75 assisted living guest rooms, and 46 memory care guest rooms. In addition, approximately 50,463 square feet of common areas that include space for supporting services, common dining areas, a gym, indoor pool and spa, wellness center, activity rooms, family/living rooms, and building lobby and reception area are proposed, and 14,630 square feet of common open space, including several courtyards and terraces that would be distributed throughout the Project Site. The proposed uses would be located within a single building ranging in height from 38 feet to 70 feet, or three- to six stories, with the tallest portions of the project pulled away from adjacent neighbors and toward Olympic Boulevard. A total of 140 vehicle parking spaces would be provided within two subterranean levels beneath the proposed building. Additionally, the Bellwood proposed the vacation and realignment of the portion of Bellwood Avenue that currently bifurcates the Project Site; the realigned Bellwood Avenue would remain open to the public for vehicular and pedestrian use. The Project would comprise 241,754 square feet of floor area with a floor area ratio (FAR) of 2.66:1.
- b. Presentation on proposed TOC project at 1855 Westwood Blvd. Planning Case Numbers: ENV-2019-841-EAF / DIR-2019-840-TOC (Requests: Environmental Assessment and Transit Oriented Communities project designation  
The 1855 Westwood Blvd. (former STR Auto) project was submitted to the city for review on Feb. 8, 2019 as a TOC project consisting of 60 units including 6 affordable (extremely low income) units. Incentives being applied: Additional height (+22'), Reduced side and rear setbacks, open space reduction (25%). 65 parking spaces proposed in 2.5 levels of subterranean parking. Review by City Planning Department pending.  
This location had a previous apartment building project submitted and approved by the City that had incorporated some neighborhood/community input to diminish negative impacts on adjacent condominium properties. That project was withdrawn. The property is currently being used by the nearby Porsche dealer for vehicle storage.

#### 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 June.
  - Approval of the WNC Neighborhood Council Funding Program Fiscal Year Administrative Packet 2019-2020.
- b. Outreach, Lisa Morocco:
  - 7th Annual WNC Pick Pico Street Fair report
- c. Chair Report, Terri Tippit
  - Proposed Bylaws Revisions update
  - Update on Pico Streetscape Grant
  - Update on Rancho Park Golf Course
- d. Safety Committee, Jeff Hronek

- September WNC 2nd Annual Safety and Preparedness Fair
- e. Homeless Committee, Sean McMillan
- Update on recently released data on increased in Homeless population
- f. Planning Committee, Barbara Broide and Kim Christensen
- Update on Planning Issues
  - AB1112--Shared Mobility Devices
  - CM Koretz Dockless Motion

g. WRAC report, Jane Wishon:

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.

6. **Resoution for Dockless Mobility Permit:**

Resolved, that Westside NC urges the City to (1) deny a business license and/or Dockless Mobility Permit, or suspend and/or revoke any previously-issued business license and/or Dockless Mobility Permit, to any provider of Dockless Mobility Devices operating in the City that fails or refuses to cooperate fully with law enforcement in providing information about the user of its Dockless Mobility Device involved in an accident causing injury to another person; (2) if and as necessary, immediately enact additional regulations amending existing rules and/or data protection policies in the City’s Dockless Mobility Pilot Program to provide for issuance of business licenses and/or Dockless Mobility Permits only upon condition that providers cooperate fully with law enforcement under the circumstances set forth above; and (3) provide for suspensions, followed by revocation hearings, of any such licenses and/or permits issued to Dockless Mobility Device providers that fail or refuse to comply fully with law enforcement under the circumstances set forth above.

## **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 WNC at 310.747.2326. 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.wncla.org> 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.wncla.org](http://www.wncla.org)