



WESTSIDE NEIGHBORHOOD COUNCIL
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Westside Neighborhood Council Governing Board/Stakeholder Meeting
Minutes

June 13, 2019 - Thursday 7:00 P.M.

One Westside

10800 W. Pico Meeting Room B

Councilmembers in attendance and seat numbers: 1 Jae Wu, 3 Jeff Hronek, 4 Kimberly Christensen, 6 Vicki Curry, 8 Terri Tippit, 9 Sean McMillian, 10 Stacy Antler, 11 Mary Kusnic, 12 Colleen Mason, 13 Jane Wishon, 14 Shannon Burns, 15 Caryn Friedman, 17 Joanne Dorfman

Councilmembers in attendance but ineligible to vote: 7 Barbara Broide, 16 Wendie Dox

Councilmembers absent and seat numbers: 2 Lisa Morocco, 5 Louis Schillace

1. WELCOMING REMARKS:

- a. Call to Order 7:10 pm

2. ADMINISTRATIVE ITEMS:

- a. Review and Adoption May 9, 2019 Monthly Meeting Minutes

Motion to approve minutes for the May 9, 2019 Monthly Meeting by Jane Wishon, second by Jae Wu

Yes: 1, 3, 4, 6, 8, 10, 13, 17

No:

Abs: 9, 14

Motion passes

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 for advisement only by Aaron Green of The Afriat Consulting Group on behalf of owners. 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. Timeline – break ground in approximately 3 years. Would require height variance, (entitled to 45 feet tall, plans for up to 70 feet tall) and increased density which is allowed by eldercare ordinance. Would also require reconfiguring parcels and moving the street. Speakers in support of the proposed elder care facility: Amie Johnson, Lance Bowling, William Houston, and Kelsey Griffen, constituents.

No action requested at this time, although variances will be sought for this project in the future.

- 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) by Matthew Hayden and Allen Park.

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.

Speakers against the project: Yiting Tan lives immediately behind the proposed project and cited future shade and intrusion of the proposed project. Wayne from Encino spoke against the WNC automatically approving projects and not standing up to City Hall.

Concerns expressed by the members of the Council included destruction of mature trees along the rear of the property due to the subterranean excavation, lack of access for garbage trucks, lack of retail space in the front at street level, no solar planning for the roof, and lack of step back from rear neighbors on the higher floors.

Motion: The WNC opposes the project in its current form including but not limited to the following reasons: there is no tiered stepback on the rear side of the project that faces the lower density residential neighborhood. by

Sean McMilan, second by Shannon Burns

Yes:1,3,4,6,8,9,10,11,12,13,14,15,17

No:

Abs:

Motion passes

5. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS:

- a. LAPD Senior Lead Chris –
 - i. residential burglaries are down 37% but vehicle breakins continue to rise 6%.
 - ii. The community police academy will begin August 14 for 11 weeks – see Terri Tippit for applications
 - iii. West LA Carnival will take place at the station on June 21 to June 23
- b., LA City Council CD 5 Representative, Joseph Galloway
 - i. The No Oversized Vehicle Restriction signs are now planned to be installed on Patricia Ave between Pico and Lorenzo in the next 2 weeks.
 - ii. The new speed feedback signs facing northbound traffic just north of Olympic and southbound traffic south of Santa Monica Blvd are fully operational.
 - iii. The Department of Rec and Parks will be going to the Board of Recreation and Parks Commissioners with revision to the proposed new Concessions Agreement based on the items listed in Mike Shull's letter to the WNC. These items include:
 - The hours of operation which will be 30 minutes before the first tee time and before the closing of the driving range at 10 pm
 - Movie nights will not be permitted unless requested by the community
 - The 300 sq ft microbrewery system will be restricted to on-site consumption only at the restaurant and golf course as an alternative to stocking kegs of beer
 - The proposed special event space/banquet hall will serve as a passive lounge area for golfers and restaurant patrons, host meetings, community events and small special events. No activities permitted past 10 pm and amplified sound will be prohibited outdoors.
 - Recreation and Parks will explore closing the Patricia Ave gate as an entrance at 7 pm during special events
 - Additional lighting will be added to the parking lot to address safety concerns
 - Matthey Rudnick of the Department's Finance and Administration Division can answer any additional questions. 213-202-5600
 - iv. Next Thursday, June 20th the Councilmember will activate the newly installed traffic signal at Military and Pico Blvd
 - v. The City is updating four Community Plans on the Westside. The West LA workshop will take place on June 18th at 6:30 pm at the Henry Medina Bld.

vi. So Cal Gas is doing work in Century City June 13 at 10 pm to June 14 at 5 am. If you smell anything, please contact the Public Safety Director Greg Martayan 213-505-8420.

vii. The Councilmember will meet with interested parties about the Rancho Park drill site in August.

b. LA County Supervisor Sheila Kuehl's Representative, Zachary Gaidzik

i. Honoring LGBT Department Heads

Ten years before the Stonewall riots in New York, at Cooper's Donut shop right here in downtown LA, our local oppressed LGBTQ denizens routed the LAPD who had been harassing them by throwing doughnuts and coffee cups and everything else at them. Ten years later and fifty years ago this month, that same "ain't gonna take it anymore" spirit led to the Stonewall rebellion. Since that day, the LGBT movement for equality has grown and grown and a huge part of that movement has been visibility. In 1994, standing on many shoulders, I became the first openly gay or lesbian legislator ever elected to the California Legislature. Today, I am proud to serve as the first openly gay LA County supervisor. This week, the Board celebrated the other openly LGBT leaders of our County government. These individuals not only serve the public with integrity and dignity—they live out and proud. We congratulated Chief Probation Officer Terri McDonald, Assessor Jeff Prang, County Librarian Skye Patrick, Treasurer/Tax Collector Joe Kelly, Director of Child Support Steven Golightly, Superior Court Judge Dean Hansell, and Director of Children and Family Services Bobby Cagle. Their example is an inspiration for the next generation of government leaders, showing us that you can be yourself and succeed, no matter who you are or who you love. Our stories of self and individuality make us all distinct—and being open about our diversity is what makes LA County a real beacon of progressive values.

ii. Alternatives to Incarceration

Using diversion to reduce incarceration rates not only means fewer people in jail, but it means also means that more people are changing the course of their lives for the better. Today, the Board heard an interim report from the Alternatives to Incarceration Work Group, started by a motion from me and Supervisor Ridley Thomas, presenting elements of an effective blueprint for building a more effective justice system that explores alternatives to incarceration. Designing a countywide concept of treatment and care instead of jail time can better serve society by serving some of the most disenfranchised, ill, and neglected members of our society in ways that build healing and change. And while not everyone is suitable for diversion, bold thinking is required to expand the way we approach policies and practices around incarceration. The final report and recommendations are due in December.

iii. Protection for Renters

With skyrocketing rents and housing shortages, it is important that the County does everything it can to protect financially vulnerable residents in their need for housing. Today, the Board voted to approve the introduction of the Source of Income Protection ordinance that was part of my January Affirmatively Furthering Fair Housing motion. The move will protect residents from having their sources of income, like Section 8 vouchers, used as a basis to deny them housing. Simply because a resident receives housing assistance should not inhibit their ability to secure housing. Making sure those protections are in place is key to making sure residents who receive assistance can use it.

iv. Housing and Mixed-Status Families

As the Ben Carson-directed U.S. Department of Housing and Urban Development (HUD) prepares to prevent mixed-immigration status families from receiving any federal housing assistance, LA County is stepping up to help mitigate the consequences of this attempt to undermine immigrant families. Presently, eligible family members can receive assistance even if they reside with ineligible family members. The rule change at HUD would mean entire families could be kicked out of their homes simply because they live in mixed-immigration status households. In light of these unfortunate developments, the Board voted on a motion by Supervisors Solis and Ridley-Thomas to direct the County to develop a plan with recommendations to prevent the displacement or eviction of families that would be impacted by this draconian rule change which the County already voted to strongly oppose.

v. Equal Access for Transgender People

The U.S. Department of Housing and Urban Development (HUD) recently announced their plan to roll back protections for transgender people experiencing homelessness. Allowing HUD-funded shelters to consider a person's gender identity in determining whether they can be admitted not only reverses critical protections created under the Obama administration, it exacerbates homelessness among an already vulnerable population. In a motion written by Supervisor Solis that I co-authored, the Board voted to send a letter to HUD Secretary Ben Carson opposing these transphobic changes to the Equal Access Rule. Allowing federally-funded shelters to make gender determinations for people seeking their

services is an underhanded attack on transgender and gender non-conforming people while allowing HUD to abdicate its responsibilities to protect vulnerable populations.

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.

Motion: Approve MER for June by Shannon Burns, second by Mary Kusnic

Yes:1,3,4,6,8,9,10,11,12,13,14,15,17

No:

Abs:

Motion passes

Motion: Approve WNC Neighborhood Council Funding Program Fiscal Year Administrative Packet 2019-2020 by Shannon Burns, second by Colleen Mason

Yes:1,3,4,6,8,9,10,11,12,13,14,15,17

No:

Abs:

Motion passes

b. Outreach, Lisa Morocco:

- No report

c. Chair Report, Terri Tippit

- Proposed Bylaws Revisions update – Community Speaker Meg Sullivan expressed concerns that the proposed revisions is less democratic since they call for the Chair deciding who is on committees
- Update on Pico Streetscape Grant – The grant is on hold due to concerns about the proposed roundabouts on Tennessee that were added to attempt to make Tennessee more bike friendly. Community input is needed.
- Update on Rancho Park Golf Course – see the CD report above. Speakers in opposition to the new concessionaire contract, constituents Richard Agay and Keyvan Barbadeh.

d. Safety Committee, Jeff Hronek

- September 22nd, WNC 2nd Annual Safety and Preparedness Fair at Overland Elementary School will provide First Aid kits as well as Earthquake preparedness kits wnclaprepfair.com for more info

e. Homeless Committee, Sean McMillan

- Update on recently released data on increased in Homeless population citywide (up 12%), although the numbers are down in DC 5 26% possibly because of the LAHOP ap and website

f. Planning Committee, Barbara Broide and Kim Christensen

- Update on Planning Issues
- AB1112--Shared Mobility Devices – The WNC is watching and working with the Councilmember. Constituent Marc Robbins expressed concern that the dockless bikes and scooter pilot program has no ability to assess safety of pedestrians, enforcement of the need for driver's licenses, etc. How is the assessment going to be done?

g. WRAC report, Jane Wishon:

1. Resolution: Co-Living Developments

Motion: The Westside Neighborhood 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 by Jane Wishon, seconded by Kimberly Christensen

Yes:1,4,6,8,9,10,12,13,14,15,17

No: 3,11

Abs:

Motion passes

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

Motion: The Westside Neighborhood 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. By Jane Wishon, seconded by Kimberly Christensen

Yes:1,3,4,6,8,9,10,11,12,13,14,15,17

No:

Abs:

Motion passes

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.

Motion: The Westside Neighborhood Council supports the Campaign Contributions Motion CF-19-0046 (David Ryu) which prohibits developer and contractor contributions to city elected officials: mayor, city councilmember, controller, city attorney, and all PACs and non-profits that hold fundraisers or make contributions for those elected officials. By Jane Wishon, seconded by Kimberly Christensen

Yes:1,3,4,6,8,9,10,11,12,13,15,17

No:

Abs: 14

Motion passes

4.

Motion: 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. By Jane Wishon, seconded by Colleen Mason

Yes:1,3,4,6,8,9,10,11,12,13,14,15,17

No:

Abs:

Motion passes

5.

Motion: 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. by Jane Wishon, seconded by Kimberly Christensen

Yes:1,3,4,6,8,9,10,11,12,13,14,15,17

No:

Abs:

Motion passes

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

Motion: 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. By Jane Wishon, seconded by Shannon Burns

Yes:1,3,4,6,8,10,11,12,13,14,15,17

No:

Abs: 9

Motion passes

7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS:

8. ADJOURNMENT: 10:30 pm