

Westside Neighborhood Council Governing Board/Stakeholder Meeting
MINUTES OF MEETING
July 11, 2019 - Thursday 7:00 P.M.
Westside Pavilion 10800 W. Pico Meeting Room B

Roll call. Board Members in attendance and seat number:

1 Jae Wu

2 Lisa Morocco

3 Jeff Hronek

4 Kimberly Christensen

5 Louis Schillace (arrived 7:45 p.m.)

6 Vicki Curry

7 Barbara Broide

8 Terri Tippit

9 Sean McMillan

11 Mary Kusnic

12 Colleen Mason Heller

13 Allyson Saunders (Alt)

14 Shannon Burns

15 Caryn Friedman (left at 9:45 p.m.)

16 Wendie Dox

17 Joanne Dorfman.

Board Members absent and seat number: 10 Stacy Antler.

1. WELCOMING REMARKS:

- a. **Call to Order** 7:10pm; instructions by the Chair to silence or turn off cell phones.

2. ADMINISTRATIVE ITEMS:

- a. Review and Adoption June, 2019 Minutes, as amended.

Motion to approve made by Shannon Burns, seconded Wendy Dox.

Yes: 1, 3, 4, 6, 7, 8, 9, 12, 14, 15, 16, 17

No: 0

Abs: 2, 13

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)

a. **Mark Sedlander.** Colleen's alternate. There will be a meeting next Tuesday at CD5 re: Rancho Park drilling. One of the main issues is that the oil company has agreed to annual inspections. The working group wants a requirement of annual inspections. Working group attempting to make it required. Thanks Terri for speaking, and the Board for its support.

b. **Jay Jacoby** from Midvale wanted to thank everyone for his street paving that has not been repaved for the 30 years he has lived on Midvale.

c. **Lisa Morocco** announced that the annual Lange Foundation shop selling wonderful donated items to support animals would take place, starting this Saturday at 2272 Westwood Boulevard. Donations can be made Weds. Through Sunday between 11 and 5:30 p.m.

4. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS:

LAPD Senior Leads, LA City Council Representative, LA City & Other Government Depts./Agencies.

a. LAPD Senior Lead Officer Rick Ballesteros.

SLO Ballesteros introduced Scott Alpers, the new WLA supervising officer.

Crime Stats: pretty much the same. Slight uptick in 3 types of crimes, namely aggravated assaults, burglaries, car thefts in Area 35 (405 to west side of Overland Ave). Mostly homeless related in assaults. Not a lot. Burglaries at 121, up from 93 last year at this time, consisting of both residential and business burglaries. Broken windows in commercial. Admonition to secure property. Grand theft auto, 24 this year so far. Key fobs inside vehicle is primary reason, with attending admonition not to do so.

SLO Ballesteros described a robbery off Missouri and Westwood - purse snatch. Suspect did not get the purse following a struggle. Suspect ran away after witness screamed. The same suspect was picked up in a stolen vehicle in Santa Monica a few hours later, following another robbery.

SLO Ballesteros also announced "myla311" app is used to seek help for homeless encampments, and bulky items. Also, 877-asklapd, which is the same as the app. For more information, please contact SLO Ballesteros. 33652@lapd.online.

Sargent Alpers introduced himself and described his prior work in southeast LA. Grew up close to this area, so now working close to where he grew up. Full circle as a supervisor now. Question: email Sgt. Alpers at 36921@lapd.online Come by and visit.

b. Seme Park DONE. DONE in transition. The General Manager's last day is at the

end of the month. NC reforms coming in August when DONE returns. Thanks the WNC for submitting CIS on counsel reform. Selection process discussion part of it. There will be Town Halls post election. Thanks the Board for looking for ways to outreach.

c. Zach Gaidzik represented County Supervisor Sheila Kuehl's office. July 1st the Arts Commission has a new title. Newly established department, known as the LA County Department of Arts and Culture. See www.lacountyarts.org Various cultural projects and plans, and grants. More than 40M in funding includes affordable housing. 8 more affordable housing, for 480 affordable housing units in the County. Approved a motion to create pilot jobs at County Women's Jail. Training and placement when out of jail. Discussion of homeless issues described in Section 6.e (Homeless Committee).

5. PRESENTATION (discussion and possible action items)

None

6. BOARD REPORTS (including discussion and possible action items):

a. Treasurer, Shannon Burns

Monthly Treasurer's report, including review and approval of Purchase Card's monthly statement--MER for June. Shannon moved, Colleen seconded.

Yes: 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17

No: 0

Abs: 0

Motion passes.

b. Pico Streetscape Project, Lisa Morocco:

Update on status of project

Issues relating to roundabouts on Tennessee and bike safety. Roundabouts are a non-starter. HOC pedestrian activated signal proposed at Tennessee and Westwood.

c. Chair Report, Terri Tippit

1. Up to \$50 for a new computer charger for WNC use.

Motion that the WNC approve up to \$50 for purchase of computer charger. Motion:

Lisa. Second Jay.

For: 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 16, 17

Against: 0

Abstain: 0

Motion passes.

2. Proposed Bylaws Revisions—principal changes:

Terri introduced the background and information regarding the Bylaws and asked, other than the split, if people had any questions about the other portions proposed.

One issue is every 4 years. Terri explained that it is hard to find people, and people on the board change over the years, with vacancies and new board members. Lisa stated we want to include people on our committees, and we suggest that those interested in becoming more involved on the WNC get on a committee to get their feet wet and gain a better understanding of the NC's role in the community.

Terri noted that for the past selection election, we only had 3 contested seats. We did the outreach. Website, Facebook, postings, flyers. People think that it's a once a month thing, and looks good on one's resume, but when they realize what we do, we never see them again. In fact, one person that did seek a position on the board at the last selection election, came

to her first meeting, then asked that her candidacy be withdrawn. DONE should explain that it entails more than a few hours a month.

Roger Withrington in 2300 block of Midvale stated that he felt the selection election was kind of confusing. Terri explained we use it because we don't usually have opponents, so it makes sense.

Terri continued discussing the proposed 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.
- The proposal clarifies 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

Following Terri’s discussion regarding the proposed changes, and the background for the proposed changes to the By Laws, Board discussion followed:

1. **Lisa** explained why another business seat is important. Terri – lots of businesses on Sepulveda and we need to do more. Part of our community, but not outreached as much and we want them to feel more included. Barbara asked about Santa Monica.

2. **Shannon** confirmed that the new business seat proposal would be the same as 1 and 2.

Discussion of Seat 7 and the Proposed Division of the Area into 2 Parts:

Maps of the WNC area were handed out showing the number of residential units for each area. Seat 7 is Zone 2 on the map, and totals 4,852 units, approximately 4 times the number of units in any other WNC residential seat area.

Terri reported that the Board had received a total of 30 letters in opposition to the proposal to divide Seat 7, primarily because these stakeholders wanted Barbara to continue to represent their interests. Terri gave a roll call and acknowledged every person who wrote in opposition.

Terri mentioned that everyone on the Board appreciates Barbara and knows she’s an asset. Terri has always supported Barbara and asked people to support her in the last election. Terri asked that those in attendance to please don’t believe this has anything to do with Barbara’s ability. The issue is that this is NOT an HOA seat. It is an area seat. Some of the emails asserted this proposal was done overnight. It wasn’t. We started at the end of last year, then

discussed at the February meeting. Then May, and we tried, but here we are today. This geographic area we thought had less residential units and even then it was huge, but now we have learned it is 4,852 residential units. It is so vast compared to the other seats. Ty Vahedi, who was one of the organizers, and the first Seat 7 described in his letter to the Board in support of the proposal the background as to why Seat 7 is so big. It was never intended to be that large. It was supposed to be more than one seat. But at the time, people on the WSSM board said they would not be part of WNC unless it was that big. We thought BONC would change it. We talked about this many times in the past. So with the new changes to the bylaws that we had to do, we reconsidered this. It is NOT a WSSM seat. It's a geographic area. Seat 9 and 12 are residential areas with Board members who are not even on the Boards of those respective HOAs. For example, Sean (Seat 9) is not on his HOA board, but is still on this Board. Colleen (Seat 12) isn't on her HOA board. It's nice, but not required, and they still do a great job. Terri believes 2 people can work well together. Terri's HOA is split between 2 areas, because the lines were easier to create. They were not created because of the existence of an HOA. They are all getting the message. We blast about WNC events, and business, even outside one's seat. More power by doing it that way. Concept that it's divided in two, in that it helps and Barbara would be the senior person for that seat. People can work together, we have proof.

Jae: we have 2 business seats for the area. It's much more fun to work with someone than alone. Buddy system alleviates the work load. It's nice to have someone else, because of the additional help. Jae reviewed the emails. Stated there was a lot of misinformation in the emails. Jae lives in the area and owns a home in the WSSM area. The area is very vast and with the changing landscape and zoning, this area is a huge target with development in the area for

decades to come. Having the companionship and the partnership of another person helps. Jae agrees with adding another person. Doesn't have to be divided, but rather have two people represent the entire area.

Terri described two HOAs in the area. OAC included.

Audience/Stakeholder Speakers:

1. **Pat Tobias:** Main question . . . no one in area has requested a division saying it's too big. Lived here since 1973 and Thayer has a block party every 3 years. We helped create the WW Charter School. Those in the neighborhood have carpooled downtown to speak to protect our neighborhood. Why is our HOA considered too big?

It is true that there is no dialogue with people in condos and apts and we are trying to remedy this. Challenges with block captains. Use the whole pie. Why do you want it to be cut up? Recent earthquake was a wake up call. Are we ready to be area wide prepared? Don't cut up the pie.

Board Response:

Terri: We always thought it was too big. Why would it be any different having two Board members handle all of the stakeholders in this area?

Lisa: Barbara will agree that the OAC and WSSM can work together and has worked together. This is no Hatfields and McCoys.

Barbara: Was surprised that the committee had met without discussion with WSSM. Felt that the proposal meant that she was not doing a good job and felt being judged differently. Has a huge area on email blast. We know from BMO discussion there were issues that created problems with some of the stakeholders. They got our blast. Wasn't involved with WNC at its

origin. Felt level of trust with TOC and WLA community plan. But has no problem working with anyone. What's missing is times have changed since the WNC formed. Westwood NC has 2 renter seats. Soon Casden will have many units. So why do this? There are a bigger set of issues. So that's what caused some kind of response. Doesn't like the idea of splitting the area. Met with Lisa, and Lisa discussed compromise of adding a seat. Compromise.

Lisa: trying to find a middle way. Rather than north/south. I would support adding another seat to your area rather than splitting the area, like we do with the business seats.

Terri: Wanted to correct the misinformation regarding what happens when there is a vacant seat. The open seat is on the Agenda for 2 meetings. If a person wants to be considered for an open seat, the first thing that needs to be done is to confirm you qualify. Won't be a line up who to be considered. The WNC Chair does NOT appoint. The entire board votes. Not a popularity contest. Then, the person voted in to fill the vacancy will be the incumbent in the next election.

Sean: In my seat, since I am not a Board member on my neighborhood HOA, I communicate with the HOA. My responsibility as a Board member is not to vote my personal opinion. But is my responsibility to vote based upon outreach, and the majority opinion of the stakeholders, so long as long as outreach is done. Barbara, for example, cannot arbitrarily do what she wants to do. A WNC seat must vote as the stakeholders want based on the outreach. Barbara is respected as a critical thinker. You will also have an extra vote. It's a numbers game.

Louis: Are there stakeholders not part of WSSM? Why is it a concern? What is the concern? What's the fear?

Shannon: Regarding Pat's well taken comments, my only dispute is her reference to the

Seat as an HOA seat. It's not. It's an area seat. Not everyone in the area is part of the HOA or a member. We represent all of the stakeholders in the area, not just those who are members of WSSM or in the WSSM area. That includes the renters in the area, that are excluded from membership in WSSM.

2. **Steve Rogers:** If you have 2 board members, who will take that extra step? If there's disconnect, there's lack of continuity, and possible lack of feedback.

Terri: if that's your biggest concern, you should find someone. If you feel confident that you need someone to support the area, you will go out and find someone.

3. **Bob C:** If it ain't broke, don't fix it.

Terri: but we have had people that say they are not adequately represented.

4. **Margaret Healy:** Hoping the WNC will do the right thing by voting to oppose. We came out to vote for Barbara. Waste of volunteer energy.

5. **Marcello Olavarri:** After all I heard I came with a certain impression. Wanted to support Barbara's position. Now have a different impression. Supports Barbara and whatever she decides.

6. **Jay Jacoby.** Liked the dialogue tonight. We are concerned about what Barbara wants. Don't like the thought of waking up one day seeing a 6 story building at Tennessee and Westwood. Don't know if additional help would help.

Terri: We were all surprised at the determination today (re: 1855 Westwood). Maybe extra help would be beneficial.

7. **Kathy Whely.** Barbara was surprised, so it seemed like a negative. Barbara is clearly for all of us, we don't want someone else.

Terri - we did not sneak it in.

8. **Steve Rogers:** Based on dialogue we had and what Sean said, we need the connection with the HOA, and relaying it to Barbara who represents us at WNC. Hope we get someone aligned. If there is a vote on this issue, then Steve prefers 2 board members in the area over division.

9. **Roger Withington:** agrees with the dialogue. Feels it's somewhat arbitrary. Drawing a line though the area makes no sense. Likes the proposal of creating a second seat. Sorry Barbara wasn't aware of what was going on. Clearly, we like Barbara and she does an excellent job. Keep it as one with extra seat. If split, what happens during interim?

Terri: Anyone can say, "please consider me". It is not a selection as indicated in the WSSM eblast that Terri arbitrarily appoints who she wants to sit in that seat. It would be a seat filled by the entire Board. Please read the bylaws.

Comments closed.

Motion re: Amendment to the proposed amended bylaws, to add Seat 18 to Seat 7 area, and not divide the area into two parts, allowing the two seats to work together to cover the entire area. The changes to the proposed revised bylaws are as follows:

1. Section 1, Part B (Residential), Section 1) of Article V shall now be revised to read as follows:

"1) Seats Seven (7) and Eighteen (18): a Stakeholder residing at a residential address located within the boundaries of San Diego Freeway (405), Beverly Glen Boulevard (homes on the west side of the street), Santa Monica Boulevard, southside, and Pico

Boulevard, northside.”

2. Section 1, Part B (Residential), Section 8) of Article V of the proposed revisions is deleted in its entirety.
3. Attachment “B” (Governing Board Structure and Voting) is amended to delete the section boxes “Residential Seat 18” in its entirety, and Amend the section boxes for “Residential Seat 7” as follows:

Residential Seats 7 and 18	Selected.	Stakeholder residing at a residential address located within the boundaries of San Diego Freeway (405), Beverly Glen Boulevard (homes on the west side of the street), Santa Monica Boulevard, southside, and Pico Boulevard, northside	Any Stakeholder who is at least 16 years of age at the time of the selection and who resides at a residential address located within the Residential Seat 7 and Seat 18 geographic area.
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Sean: A lot of the issues we’ve mentioned, we said that there was misinformation or representation disseminated.

Jae: This is a democracy and all voices need to be heard, but our direction is to serve the voices of our neighbors, the stakeholders. Adding a additional person allows to hear more people.

Motion: Allyson moves that the WNC Board approve the Draft Bylaw Revisions

attached to the Agenda and these Minutes, as further revised and amended this evening as set forth above. Colleen seconds.

Yes: 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17

No: 0

Abs: 0

Motion Passes

d. **Safety Committee, Jeff Hronek, with Cynthia Saffir.** Co-Chairs putting on the safety fair, September 22nd. Proposed budget distributed with money raised so far. Cynthia has underestimated the budget, because CD5 has reduced its contribution this year. Major expenses will be a large tent because it will be hot in September. Equipment rental up to \$6,000. Total costs will be more close to \$25,000. Suggestion is to use Bright rental next to Stalking horse and they will give us a “deal”.

Question: is there things that can be cut out? (Terri).

Answer: yes. Cuts will be less supplies given out. There will be pre-registration for free safety/first aid kit. Will imprint WNC logo. Lisa notes over 10 x 10 triggers permit and cost of inspectors.

Army corp of engineers may donate. Will check with Red Cross.

Motion: Lisa makes Motion to approve \$5,000 to FOWLA to be used for the September 22nd WNC 2nd Annual Safety and Preparedness Fair preparedness fair. Jae seconds.

Yes: 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17

No: 0

Abs: 0

Motion Passes

e. Homeless Committee, Sean McMillan

Updates on progress for addressing Homeless Housing issue, by Sean and Zach. La-hop is the app for homeless. Big problem on Exposition by Westwood Station. Several people recently released from incarceration are back on Sepulveda. Dangerous, drug dealing. Push back from community. Zach at forefront with Sup. Kuehl with "Connect Days". Problem comes and goes. Now, even more significant. More crimes. 12% increase County-wide. But there is more housing in the County to address, including interim housing. WLA Amory moving forward. Legislation is being introduced to have long term lease with Armory for bridge housing. It is outside of our area.

Terri suggested more No Parking signs especially under the Sepulveda bridge be posted.

Sean: we do need help due to the crime, human trafficking, drugs, violence.

Barbara: need to track these issues, and analysis of how what they are trying to do actually works in getting the homeless housed. Zach: there is some, but not enough.

Terri: discussed parking lot at Santa Monica and Greenfield (50 units) and nothing is happening there. Sean: we need advocacy to get it done, because it is epidemic.

Westwood Park is next to Federal Land. With downtown issue, not all trash is from tent city, but businesses have no trash service on file.

Kim: Discussion re: solutions to homeless. One of the issues is micro-units. What product is being made with what is being produced for the 521k? Studio/1 bedroom says Zach. They are looking at other options like a college dormitory styled arrangement. Zach: there's also a homeless incentive voucher. Like section 8, the county will pay up to a month rent to get the

unit improved to qualify for HUD.

f. **Planning Committee, Barbara Broide and Kim Christensen**

Update on Planning Issues

1. WLA Community meeting June 18th well attended. Updates summarizing issues and opportunity to provide further comments. Will be posted on website if you cannot attend. Eblast will be sent out from WNC. Planningthewestside.org is the place to go. Drafting the plan is next. There are themes and concerns. Pico, Overland transitions, and pocket parks.

2. Expo corridor Bike Path on Northvale. Will be purchased. Homeowners paid Cal Trans for the strip, and now the strip will be repurchased from the homeowners.

3. No updates on Norm's project.

4. Learned today that the TOC project at 1855 Westwood Blvd. was approved and the appeal period is over. Shannon noted that this project was presented to the Board at the June WNC meeting, and the project staff said nothing to the Board.

5. SB 592 has replaced SB 50 by Weiner. SB 330 altered and worse than it was.

6. 4 a.m. bar proposal is still alive.

g. **Jane Wishon, WRAC update - no report**

7. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS:

None.

8. ADJOURNMENT: 9:55 pm

Submitted by Shannon Burns