



**Westside Neighborhood Council  
Meeting Minutes  
October 8, 2020 6:00 pm  
Los Angeles, CA via ZOOM**

The meeting was called to order by Chair Terri Tippit at 6:05 pm. The meeting was recorded. The Chair posted the agenda and reviewed Zoom procedures and procedures for public comment. Documents that will be discussed tonight are posted on the WNC website. Jae Wu moderated the meeting and Freddy Cupen-Ames from the Department of Neighborhood Empowerment (DONE) will join the meeting at 6:30 to provide tech support. The Chair Terri Tippit mentioned community concerns about the homeless trailers at the Cheviot Hills Park and public safety concerns on Bellwood Avenue. These issues will be on the agenda next month.

Present were 15 board members seats: 1 - Jae Wu, 2 - Lisa Morocco, 4 - Kim Christensen, 5 - Louis Schillace, 6 - Vicki Curry, 7 - Barbara Broide, 8 - Terri Tippit, 9 - Sean McMillan, 10 - Mary Williams, 11 - Mary Kusnic, 12 - Mark Sedlander, 14 - Shannon Burns, 15 - Caryn Friedman, 17- Joanne Dorfman, 18 - Joseph Roth. Absent were seats: 3 - Jeff Hronek, 13 - Jane Wishon, Vacant seats 16 & 19.

**Agenda item 2 a. Review and Adoption of September 10, 2020 Monthly Meeting Minutes.** Mary Williams, Seat 10 - motion to approve minutes for the September 10, 2020 meeting. Second Seat 14 **No - 0, Abstain - 0, Yes - 14.** 1 - Jae Wu, 2 - Lisa Morocco, 4 - Kim Christensen, 5 - Louis Schillace, 6 - Vicki Curry, 7 - Barbara Broide, 8 - Terri Tippit, 9 - Sean McMillan, 10 - Mary Williams, 11 - Mary Kusnic, 12 - Mark Sedlander, 14 - Shannon Burns, 15 - Caryn Friedman, 17- Joanne Dorfman, Joseph Roth, Seat 18 was absent for vote.

**Agenda item 2 b. Monthly Treasurer's report on WNC's Funding Program account, including review and approval of MER Report** - Shannon Burns motion to approve. Second Seat 2. **No - 0, Abstain 0, Yes - 14.** 1 - Jae Wu, 2 - Lisa Morocco, 4 - Kim Christensen, 5 - Louis Schillace, 6 - Vicki Curry, 7 - Barbara Broide, 8 - Terri Tippit, 9 - Sean McMillan, 10 - Mary Williams, 11 - Mary Kusnic, 12 - Mark Sedlander, 14 - Shannon Burns, 15 - Caryn Friedman, 17- Joanne Dorfman, Joseph Roth Seat 18 was absent for vote.

**Agenda item 3. Public Comment on Non-Agenda Items** - Chair Terri Tippit reviewed procedures for Public Comment and the Brown Act. Chair asked for a show of hands for public comment for non agenda items. Public Comment will follow at the end of the meeting.

**Agenda Item 4 - Community/Government Reports & Announcements**

**Report from LAPD (SLO) Senior Lead Officer Ricardo Ballesteros - 33652@lapd.online**

(Chris Baker not present) Crime stats - slight uptick of plain theft and burglary/theft from motor vehicles, with GTA's leading. Vehicle from Robertson stolen with keys inside. Remind people to remove keyfobs from vehicles. Meeting with Bellwood stakeholders re: Courtyard Marriott and the Century Park Hotel concerns. Officer Ballesteros had calls/emails from the community with concerns and since the last WNC meeting, no calls for service at the hotels. There were other issues on the street that did not concern the

hotels. Met with Vice and Narco detectives and briefed them on the rumors about narcotics, parties etc. and they have been working both locations. No issues identified yet. Requested additional patrol around the area. Requested that Black & Whites park on Bellwood or in the area when they are getting caught up on paperwork. Watch 2 and Watch 7, everyone is up to date and aware of issues. They have done some foot beats in the area. No issues lately. The other calls/emails were about the three homeless individuals's encampment at Bentley/Pico Centinela Feed that attract other homeless who socialize there. Officer Ballesteros has been hitting the location early in the morning. Constituents are upset about the mess. Spoke to Angel Izard at CD5 and visited the encampment and told them that they need to keep the sidewalk clean and a clear pathway on the sidewalk. He has been there 3 days in a row, asked them to remove large pieces of furniture and the individuals are responsive. He asked them to put all of their trash and bulky items in a nearby area, clearly marked and taped off for sanitation. Sanitation cleaned it up today. Per Angel, Sanitation will be distributing green bags so that their trash is easily identifiable. If we get sanitation out one or two days a week, it will help keep things clean. Hernandez Cart Service (310-452-9088) cleared out 5 shopping carts. Officer Ballesteros will stay on top of it. People are afraid to walk by the area on the sidewalk so they end up in the street (on Pico Blvd.). The West LAPD patrols know about the concerns with the homeless encampments. Ricardo responded to the Bellwood property owners concerns. He will do security assessments for condo buildings on Beverly Glen. Questions from the Board - Barbara Broide - report of gunshots at La Grange/Glendon/Malcolm - any follow up? Also a bicycle chop shop at Westwood Park and under the freeway at Centinela. Is there a well organized ring of bicycle thieves and are LAPD working on that? Byblos Restaurant 1900 block of Westwood late at night due to continuing problems with patrons making loud noise. A: No reports on gunshots. Bicycles - LAPD detectives put GPS bikes out with tracking. They track the movement. Westwood Park encampments have grown, whether or not there is a chop shop he is not familiar. Distribute information about bike index.org to people. Will send out extra patrol to 1900 Westwood Blvd in the early morning hours. Comment - Joseph Roth: Bentley/Pico encampment makes intersection blindspot worse. Response - There is also a tree that adds to the blindspot. There was a discussion about hedges, tents and blindspots. Officer Ballesteros will find out if LAPD can cite encampments that create blindspots. Shannon Burns - The church is experiencing issues with the patrons of Byblos. Byblos patrons are breaking the security chain at the church parking lot to park their cars in the church parking lot and leaving behind trash. She requested that LAPD also check the church parking lot when they are patrolling the area at night.

Attendee comment questioning the accuracy of the crime report. The report states that there are no incidents on Bellwood since the last meeting. There was an incident with a heavily armored LAPD team escorting and arresting a hotel guest that was not reflected in the crime report. A: Some incidents involving investigations from other areas do not create reports in our area so that incident would not have been on the report. Question: Is there an increase with street racing in the area? Answer: Yes, and it is city wide. It's a huge concern and since the cars move around quickly, it's a difficult problem to combat.

### **Report from CD5 Field Deputy Angel Izard - [Angel.Izard@lacity.org](mailto:Angel.Izard@lacity.org)**

CD5 hosted a community call re: issues on Bellwood Avenue with Officer Ballesteros, CD5 Public Safety Deputy, Sean McMillan and Mary Williams from WNC, representatives from St. Joseph's Center and Project Roomkey (PRK), Century Park Hotel management, the owner of the apartments on Bellwood Avenue and community stakeholders. PRK was asked to increase security patrol in the neighborhood. CD5 is working with LA City Sanitation and Bentley Neighborhood Watch block captain re: the Bentley/Pico encampment to clean it up. CARE teams and CARE Plus teams are going out regularly to that area. All three individuals at the encampment are on the list for housing. Spoke to the Church on Westwood Blvd. that had issues with the Byblos patrons. The church had a video available. Called the Byblos manager. Manager is agreeable to be a better neighbor. Due to COVID the restaurant has to serve outside. They will try to keep the noise down and/or put up foliage to reduce the noise. West LA

Plan Update - visit the plan update website. Public comments due 10/15. Census deadline extended to 10/31/20. RE: Cheviot Hills Rec the city is disbanding the trailers, now down to 76. 30 are empty. They will be moved out in batches. RE: Judge Carter order. The Federal Judge issued an order and is suing the City to find housing for 6-7,000 unhoused who live near freeways by June, 2021. CD5 is looking for space. We need to house 94 people by the end of December. CD5 needs locations. It has to be an open lot of 20,000 sf or a building. If it is a building for rent, the city will rent or buy it. The City has been reopening and Covid numbers are improving. Outdoor dining is allowed. LA regional Covid relief fund. Round 5 applications open now until October 9. Child care grant program for licensed childcare providers grants available up to \$40,000. Parking enforcement is relaxed to Oct 15. That's a hard date.

### **Department of Neighborhood Empowerment (DONE) report - Freddy Cupen-Ames -**

**freddy.cupenames@lacity.org** The Board of Neighborhood Commissioners are reviewing a draft social media policy. The final draft will be issued by the end of January, 2021 for the new policy to affect NC's. Census - encourage all to get out/submit ASAP. Planning and Land Use Committee Chair and Co-chair. There is a leadership orientation training required for all LUC Committee members - "Planning 101" Oct 13, 15, 17. Webinars hosted by City Planning. Must attend the Planning 101 webinars to make recommendations on land use matters and to be a Chair or Co-Chair of the LUC. Freddy is our DONE liaison and tech support for Zoom.

**Agenda Item 5 - Assemblywoman Sydney Kamlager Report** will join us at 7:30

### **Agenda Item 6 - WNC Board Reports**

#### **WNC Chair, Terri Tippit**

Selection/Election will be discussed later. The project at the former Norms location on the corner of Pico and Greenfield has gone through City planning and is approved. There was a Building and Safety meeting to review the haul route and the Board of Commissioners has continued the matter. There were many complaints about the proposed haul route staging so the developer has decided that they will not be staging the trucks early in the morning. They are submitting a new haul route. The DOT has to approve the changes. Terri will follow up at the next hearing. There will be about 25 days of hauling, not necessarily in a row. Hours will be M-F 9-3 Sat 9-4. No hauling on Sundays or holidays. The hauling and staging can be noisy and bottle up traffic. It's good that the developer changed the plan. Bloomberg Article re: converting Rancho Park Golf Course to public area to housing. All City officials have said this would never happen. This was just an article and an idea but there is no plan to take away this huge open space.

**Business Committee Co-Chair, Lisa Morocco, Business Seat 2** - In July meeting with Officer Baker and businesses to discuss uptick in loitering, harassment and crime at local businesses during Covid. How can we combat the issue? Six point plan created. LAPD security assessment, no trespassing signs, LAPD decoy car, and establishing a WNC Business community private business FB page. Jae & Lisa have been looking into hiring a webmaster to create a safe haven for the local businesses. **Motion:** to approve up to \$500 to hire someone to create content and monitor a WNC Business FB page. (Additional funding might be needed down the road to keep the FB Page active.) Two seats are not eligible to Vote: Seats 3,4. **Vote : No - 0, Abstain - 0, Yes - 14.** Seats 1 - Jae Wu, 2 - Lisa Morocco, 5 - Louis Schillace, 6 - Vicki Curry, 7 - Barbara Broide, 8 - Terri Tippit, 9 - Sean McMillan, 10 - Mary Williams, 11 - Mary Kusnic, 12 - Mark Sedlander, 14 - Shannon Burns, 15 - Caryn Friedman, 17- Joanne Dorfman, 18 - Joseph Roth. The \$600 on the agenda that was for No Trespassing signs with WNC logo is not something WNC can provide according to the City Attorney so CD5 Paul Koretz office has offered to pay for the signs.

**Homeless Committee Chair, Sean McMillan, Seat 9** - Terri and Sean were on a call with Paul Koretz, his staff and the Mayor's office to discuss homelessness. At Cheviot Park they are moving out 20 trailers at a time. The People's Concern offered a Cheviot Park homeless client relocation to a Lancaster location and the client accepted the relocation offer. This demonstrates that there are plans, options that are available and offered to the homeless at Cheviot. Other locations that are available to the homeless are in Wilmington. At Cheviot they anticipate that all of the trailers would be out by the end of November. Councilman Koretz and other City Council members have met with Judge Carter who is cloning in on holding the Councilmembers in contempt of court. We are trying to get the City to relax their standards, such as the minimum required lot size for spaces. The Councilman is under a lot of pressure to find options. The plea to the stakeholders within CD5 is, what can we do to help? The City Attorney opposes eminent domain. It could be that there is no other choice. What do we have available within the WNC boundaries? Tiny Houses at Rancho/Palms Park was never an option because they have a preschool/day care center. Cheviot Park looks like a viable option. Cheviot Rec Center is an emergency center and that's why the Mayor's office used it for the trailers. We might not have any choice. People are gathering signatures to oppose it. Plea to stakeholders to look for vacant land. Westwood Rec Center LA Alliance for LA Rights sued the City for how the homeless were being treated so the City is tied up in that court case. Recs and Park do not want it to happen and CD5 does not want this to happen but it could be taken out of everyone's hands due to the Judge Carter Order. Paul Koretz could end up in jail for contempt of Judge Carter's order. We know how the community feels, the Councilman opposes it, Koretz has asked the Judge for suggestions. This problem is not unique to CD5. Each council member has been forced to meet with Judge Carter one on one. He is going to force changes. If the homeless go under the freeways and the City forces them to move, the City has to offer them someplace to go. We agree the park is not the best location but if we don't find a location they will just end up on the sidewalks. Angel corrected that at this point it isn't certain Westwood and Cheviot will get Tiny Homes. Councilman Koretz is trying to make the conversation a more cohesive city wide conversation. Mary commented that the City (or County?) is purchasing hotels through a new program called "Project Homekey". Barbara Broide Question: Is there a record of offers and exit interviews for those that left the trailers. Can we develop a database to track this information?

Comment from Chair, Terri Tippit -There currently is a draft of the report that the WNC LUC will submit to the City. This report is the result of input from the two community meetings that WNC LUC hosted to hear feedback from stakeholders. The report includes a definition of the NMU that the LUC suggested for Pico Blvd.

### **Assemblywoman, Sydney Kamlager**

The topics on the Assembly floor of the State budget deficit and the pandemic required a lot of attention so the last week in session was unusual. Republicans filibustered and that stalled a lot of bills from getting through the Senate to the Assembly House, and off the Senate floor to the Governor's office. This is the second year of a two year session so they are required to have everything done passed by August 31. Assemblywoman Kamlager provided a recap of bills that passed: AB 331 was passed requiring ethnic studies of students at public colleges and universities. AB 793 passed, prohibiting sale of flavored tobacco to young people, AB 145 got rid of homophobic policies that add LGBTQ to sex offender registries, AB 1383 family rights act AB 1950 passed to reform probation. Bills that failed: a bill that would have added ethnic studies to K-12 curriculum. AB 2054 Crisis act that would allow trained community responders to respond to some law enforcement calls. In the January 2020 State of the State address the Governor addressed issues of housing and homelessness but due to COVID and wildfires those issues lost priority. A budget was passed with \$800mil for housing services and homelessness prevention, including \$500 million for purchasing hotels and motels. AB 3088 eviction moratorium signed into law. There was also a similar executive order from the Governor. SB1120 passed on the Assembly floor but it did not make it to the Senate in time so it died. Most likely it will come back next year. Kamlager opposed AB1120 and she

received our comments. Her office tracked comments and most letters of opposition were in the 54th district. She supports legislation to address the affordable housing crisis but she had concerns with a bill due to resulting displacement and gentrification. Next year she will be looking at how we can fix housing affordability. In general, climate disruption and wildfires will be big issues next year. SB54 recycling management did not pass this year. She hopes for bills next year to address shipping and packaging and how we use packaging. She has heard from local businesses who are struggling to stay open. The Assembly funded \$50million for the ibank for those who could not access PPP. As Chair of the LA County delegation, she worked to distribute 100,000 units of PPE to essential workers across LA. As a member of the Women's Legislative Caucus, she helped prioritize childcare for essential workers. A lot of work to do next year. Our state infrastructure has buckled under the pressures of unemployment and a health crisis. She is listening to us as our representative in the State Assembly. Comments Terri: Our biggest issue is housing. We were surprised to see that Mitchell supports Weiner's bills. Will make sure Jamie is talking to us. SB 1120 got the votes but didn't make it through in time. We have to come up with ideas that are viable in all parts of the state. Many folks from LA reached out at the 11th hour to raise concerns. Affordable housing is the main concern. Senator Mitchell opposed SB50 last year and this year with SB1120 originally she said she would not support it. She was spared because time ran out. Comments Barbara: Questions concerning petitions misrepresenting flavored tobacco. We need support on speed traps in urban and speed surveys are necessary for streets like Olympic Blvd. where the State's solution is to raise the speed limit. Mental health facilities, many board and care homes are becoming too expensive. We need mental health facilities for the homeless with mental health issues. What is being done for small income property owners who have tenants that cannot pay rent and they can't pay their mortgage? A: Flavored tobacco petitions, lawsuits are the way to go but that is an onerous process. RE: Speed traps - will speak to Laura Freedman. In this year's budget we gave more money to Counties for board and care facilities. LA County Hospital has a \$2 billion project to revamp the County hospital with mental health facilities but that got shelved because the legislative session was compressed. LA County was looking to SAC for funding. Mental health facilities conversation is coming to the forefront. She foresees more conversations about increasing mental health facilities. AB3088 was the bill that would help renters and a portion of it was for homeowners. But since it involves banks it's a federal issue. There is forbearance protection in some of the state bills. The language of the respective bill had issues. The State has no jurisdiction over lending.

### **Board report - WNC LUC Barbara Broide & Kim Christensen**

Kim Christensen reviewed the document "Recommendations regarding West Los Angeles (WLA) Community Plan" that was generated after the two WNC LUC meetings that were sponsored by the WNC LUC on September 3 for North of Pico and September 23 for South of Pico. Kim referred to the interactive map on the Planning website [www.planningthewestside.com](http://www.planningthewestside.com). As you scroll down through the concepts, the interactive map will change and bring up the different layers for the different uses. The boundaries of the WNC is a subset of the WLA Community Plan boundaries. The WLA Plan area extends beyond the boundaries of the WNC. We are only making recommendations within the boundaries of the WNC area. We will go through the recommendations for each area. There will be a discussion of broader policy issues. There are other questions that we have been asking of City staff. There are some discrepancies on the interactive map. Most of the discrepancies relate to the different layers. You can look at the current and proposed zoning for a specific property. There is a description of the main land use categories and a simplified description.

1. Low Residential - Single family housing areas there are several issue areas where it doesn't really increase the density of the number of units but has potential to increase home size.
2. Low Residential Historic - within our boundaries this is applicable to the Monte Mar area in Cheviot Hills.

3. Low Medium Residential - transition to two story height limit with two units on a lot, most typically a duplex / Sawtelle district doesn't apply to WNC.
4. Low Medium Residential - 2-4 units on a lot; duplexes, triplexes, condominiums. This would be a transitional area adjacent to other zoning for higher density. For example, similar to north side of Ashby Avenue east of Overland with duplex triplex
5. Medium Residential and High Medium - more dense uses 3-4 stories close to transit
6. High Medium - is the highest residential category, 4-6 stories proposed in the plan, not in our area but found on the at the end of the Expo line near the 405.

Neighborhoods Categories - the Plan adds more and more transitioning to Mixed Use developments Commercial breaks down into neighborhood commercial and is only proposed on Sepulveda near National 2-4 story concept. Parallel Neighborhood Commercial corner at Overland Ave South, small scale type of districts, 1-2 story buildings where only a portion of the building is commercial and the rest is neighborhood serving like corner markets, etc.

Larger Scale Commercial (Pink on the Map) Mixed used 3-6 stories Westwood blvd. There is an alternative version of it on Pico east of Overland 2-4 and Overland Avenue South of Pico is a 3-6 story concept that are proposed.

Industrial Corridor - West side of Sepulveda between Olympic and Nebraska 1-4 story concept with industrial uses. There used to be a railroad along Sepulveda and a lot of the existing uses have not incorporated that area into good site planning. Area South of Olympic was not included because zoning already changed when the Expo line plan was developed. Industrial Corridor Con - continue 1-4 story heights that are allowed to come out to the sidewalks with parking along Sepulveda frontage but parking and access encouraged along the Pontius side.

Open space nothing proposed for new park space. The two key concepts were to improve park access along Palms Park and complete the Expo greenway in our area.

In the memo, the LUC tried to be specific about descriptions and some boundaries are irregular. Intended to provide For reference for when you look at the interactive maps. Jae posted the interactive map. There was a discussion about how to proceed with the review. Barbara suggested that we will have to hold an emergency meeting to review the final letter before it is sent and prior to the October 15 deadline. There are some areas in the plan area where the community did not comment at all. LUC needs feedback. Barbara - This is our input for the WLA Community Plan.

The Neighborhood Commercial West and East side of Sepulveda North of National Blvd. Existing commercial at NW, strip corner including all commercial properties to the east up until residential starts on eastside. Noone commented on the proposal from the public. LUC recommends retaining this because the intent is to preserve the neighborhood serving commercial/retail. This abuts the Palms/MarVista plan areas and those areas have a shift to higher density mixed use residential. So there is potential for access to markets would be eliminated. Existing zoning would allow residential. The 10/405/National residential area will have limited to commercial uses. This is in the boundaries for Terri's seat no comments. So everyone is ok with it. The board does not object to what the LUC proposes.

Overland Ave corridor North of National and South of the Expo line similar to spot zoning, small sites at Coventry, next one is the area on Clarkson between Notre Dame and across the street adjacent to Palms Park. All listed as opposed. The concept for this neighborhood commercial is small scale intended to serve as convenience use. The idea encompasses a portion of the building to allow small businesses. All three are within the Westwood Civic Gardens HOA and they opposes the plan for all three proposed areas

because it impacts the Single Family Residential neighborhood character and also due to parking impacts. The concern is that the Westside of Overland could become a traffic hazard. Sean has feedback from stakeholders opposing the concept and the WNC Board opposes.

Next grouping of Mixed Use Corridor. This designation is proposed for a large section of Westwood Blvd. North of Olympic to alley South of Santa Monica Blvd. and a few other parcels South of Olympic. It is a 3-6 story concept. There is concern that a 3-6 story concept is too broad and not very specific. Oppose that but support additional capacity. Instead substitute do NMU. NMU zone was adopted with the Expo line. The concept is a 45' height limit with no set number of stories. The unique thing about NMU is the step down in the rear of the building. These are smaller scale arterial corridors. The adjacent lots are smaller and not as deep and in some cases no alleys. There was outreach done within WSSM HOA and some subspecific neighborhood groups and there was strong support for NMU in place of the 3-6 story mixed use concept. One of the additional considerations is to propose extending this all the way South and this is with input from the residential community, to the alley line behind Pico Blvd. This is the alternative the LUC is recommending. Oppose MUC because there is no step down to the adjacent residential area. With the 3-6 story concept they can add bonus density. Westwood Blvd. could end up with 8 or 9 story buildings. Westwood is narrow, with fewer lanes and has a lot of limitations and is a very congested corridor during rush hour. Increased density would be hard to sustain. NMU allows more floor area ratio than existing zoning on those parcels but not as much as the MUC the city proposed. NMU fosters a pedestrian environment and retail and restaurants on the ground level. Those are the recommendations and the Board has no objections. MUC is also proposed on Pico, east of Overland to Patricia. With a little transition at the corridor. Existing zoning is C2-1VL allows 3 stories. The Plan proposes 3-6 stories. The LUC proposes NMU. No objections from the board.

Additional areas for Consideration Overland Ave South proposal in the Plan is Mixed Use corner on the East side of street. Starting on the South Side of Pico and to Esther Ave. Proposed Concept is 3-6 stories. It's complicated in comparison to existing. Kim provided an explanation. There is an oil overlay zone and other broader uses. C2-1VL description provided with overlay specifics. Existing broader uses do not seem appropriate. LUC recommends NMU as an alternative that incorporates step down design standards and 45' height limit. Additional analysis should be done on corner parcels on the north side of Ayres where the Citibank building is located. The City recommends affordable housing or work force housing on the corner. Discussion with Terri about affordable housing in this area. Ashby Ave ingress/egress, can the intersection handle more housing with all the traffic to the freeway? Does the Board want to support the concept that was in the plan. Should there be a buffer zone to Ashby? The existing neighborhood has a R1V2 designation. Discussion about whether or not the plan specifies workforce housing on Pico. Terri commented that it's hard to envision housing at the intersection. Can the intersection support more housing? Does the board understand this piece "Ashby North"? More information is needed to better understand how this would work. It would be better to have an above ground parking structure. There was consensus that a change to housing could be problematic. The area is already very congested. Kim proposed extending NMU. Kim clarified NMU vs existing C21VL zoning and how the current zoning allows some residential. The current infrastructure is maxed out. There was a discussion about what makes sense for this location. We do not know if the Planning staff has taken into consideration the impacts to land and office use that will result post Covid. Terri asked the LUC to incorporate the discussion into the final recommendation.

Other options for NMU, the LUC supports extending the NMU concept along the Pico corridor. Extend the Westwood NMU zoning to the alley behind Pico. The Century Glen neighborhood behind the car wash on Almayo is already a multi-family zone and developed and since there are very few sites for workforce housing in the area, the car wash lot at Pico and Beverly Glen since it is a corner, it might be a good location for workforce housing. The other uses in the area to the studio are schools, religious institutions,

with access to public transportation, walking distance to the studio, Century City etc. the LUC suggested workforce housing for the car wash location. We would need input from the Century Glen stakeholders. There was discussion about what we can offer for increased density in exchange for the areas that we want to preserve. Q: Does NMU make sense on Pico to Fox Hills? A: No because the area behind it is already multi-family.

Industrial Area. The proposal is a finesse of the existing and clean up of Sepulveda South of Olympic to Nebraska. For the lower portion of Sepulveda, the zoning was already changed because of the Expo TOC that allows mixed use that allows taller buildings. We want to preserve industrial land. There are so many industrial uses that support us as residents. We need zoning that allows industrial uses and we don't want those uses to go away. There is a benefit to preserve that industrial use. When the railroad was eliminated, the area was not improved so it looks unsightly and it isn't functional. The proposal allows for sidewalks and parking on the Pontius side of the corridor. No objections from the board.

Open Spaces - no new areas proposed for open space. The plan discusses improved park access by adding a bridge from the Palms Park to Cheviot. We are at an open space deficit as compared to other areas of the City. We want to preserve our open spaces. Recommend to exclude rooftop locations due to privacy concerns for residents. Policy recommendations will follow later.

Rezoning the R1 on Bentley between La Grange and Missouri to Medium Residential, a higher density designation. It's tricky because the residents in the area are very split so possibly no position at this time. Possibly more outreach is needed. Joseph did extensive outreach. The westside of Bentley supported but the eastside of Bentley along with Camden people did not. There was a discussion about the position for WNC to take on this portion of Bentley. The residents are split and there isn't a consensus. The westside of the street backs up to commercial buildings with an alley and there are issues of homelessness and crime and the residents on the Westside of Bentley support the concept. There was a discussion about the position that WNC should take. WSSM HOA is going to work with the stakeholders. WNC LUC opposes the concept as presented at this time and recommends the planning department conduct further outreach. There are three groups of stakeholders involved. Barbara suggested having an ongoing discussion with planning.

Camden/Midvale residential areas that back up to Westwood Blvd. Two pockets of housing within WSSM, existing R1 would be replaced with R1V2 Low Residential allows provisions for larger house sizes. 93% opposition rate from WSSM area based on recent letters and a mailing that went out to all R1 property owners.

The Midvale and Glendon Low Medium Residential transition Concept area - SFR transition concept on one side and the other side. The proposed concept is transitioning to duplex style on one side of the street and the SFR character of the neighborhood would be replaced with higher density duplex/triplex. Planning proposes this as a buffer should Westwood go to higher buildings.

Low Residential - East side of Westwood/Glendon East encompasses parcels on the westside Overland Pico alley to La Grange/Mississippi. Recommendation is to oppose. Two community groups overlap this area. 93% of WSSM stakeholders oppose the change. Overland Ave Community has some support for the proposed change. Overall the vast majority favored opposition. Lisa Morocco did outreach Overland East and West Side, some want it, some don't, a lot of people feel the increased ADU's have already destroyed the character of the area. At first when it was BMO it was 50/50 split for the Overland Ave Community.

Linnington Ave - Joseph did outreach with this group. Consistent opposition about losing SFR character, losing parking, narrow street, unique issues due to topography, etc.

Century Glen area proposed concept to Low Residential. Kim provided a description of the boundaries for the proposed changes for the area North of Olympic. The paragraph requires corrections to remove Midvale Avenue in the description. Mary suggested providing Century Glen boundary definitions. Consensus for this concept is support. Not a lot of comments from residents. The Century Glen HOA Board submitted a letter in support of the concept. Mary stated that the concept should extend South to Olympic. Kim stated the South Century Glen Low Residential designation will be addressed later. The Orton/Kerwood/Keswick neighborhood strongly opposes the proposed changes to Low Medium residential with concerns similar to Linnington Avenue. The "Oppose" position statement was inadvertently omitted from the draft recommendation letter and will be added to the final draft.

Cheviot Hills there was no position from the HOA. There was no feedback from Cheviot and the LUC cannot take a position with no feedback. Mark Sedlander stated that there has been very little feedback from the community after two HOA outreach emails. Mark stated that the HOA is not taking a position. Kim stated that the LUC is out of time for community input.

Westside of Overland from Expo light rail to Blythe on the westside. The LUC opposes the concept as proposed. There are only four blocks where the concept is proposed to Low Medium Residential and the orientation of the parcels do not front Overland and they integrate with the side streets. The Westwood Civic Garden Association opposes. The LUC committee added comments that were relevant to Ashby. The Low Medium Residential category two blocks south of Notre Dame Academy. The Westwood Garden Civic Association opposes the potential change in character to the SFR neighborhood.

Low Medium Residential for westside of Westwood Blvd. South of the Santa Monica freeway to the north edge of the shopping center at National, Westwood Garden Civic Association opposes.

National Blvd. frontage Medium Residential is proposed for corners of National and Midvale and Midvale to the commercial corner property on the east side. Both HOA's oppose.

East and West side of Bentley South of Expo Blvd to Brookhaven between the Expo light rail and the 10 freeway Sepulveda. West of Westwood HOA opposes.

The neighborhood across Sepulveda to the west. The neighborhood is challenged with access due to the 405 and 10 freeways and with no means for ingress and egress. Neighborhood opposes the proposed concept.

There was a discussion about adding language to cover Century Glen South of Olympic Low residential concept.

Kim raised the concern that the LUC needs a motion from the board about converting the recommendations to a letter format for the City. We need a motion to include not only the recommendations but also incorporate the policy issues and data we've been asking for and corrections to the interactive map accounting for and discussing impacts that will result from COVID, rather than move to EIR phase with no further input from the community, that the Draft Plan comes back to the community prior to creating an EIR. If it goes directly to EIR, we would not know what they are writing the EIR for. Does the board object to inserting a policy piece? Nobody spoke up. Terri stated that we need to have an emergency meeting Monday night and we need 9 people to attend on Monday. The LUC letter will be provided by Sunday. A roll was taken to find out who could attend Monday and vote to formally approve

the recommendations. Board members available are Mary W, Jae, Lisa, Mary , Barbara, Jae, Joseph if 6-7pm, Terri, Caryn. Maybe someone who already left can join. Vicki will put out an email calling a meeting at 7 pm for a meeting of no more than an hour. All Board Members need to read the guiding principles piece. Barbara Broide **Motion** Emergency meeting Monday at 7 pm. Kim Christensen 2nd. **No - 0, Abstain - 0, Yes - 15.** 1 - Jae Wu, 2 - Lisa Morocco, 4 - Kim Christensen, 5 - Louis Schillace, 6 - Vicki Curry, 7 - Barbara Broide, 8 - Terri Tippit, 9 - Sean McMillan, 10 - Mary Williams, 11 - Mary Kusnic, 12 - Mark Sedlander, 14 - Shannon Burns, 15 - Caryn Friedman, 17- Joanne Dorfman, 18 - Joseph Roth. Motion carried.

### **Public comment from attendees**

There will be a special meeting on Monday, October 12 at 7 pm.

Motion to adjourn at 10:27 pm.