



Greater Wilshire Neighborhood Council General Meeting  
April 11, 2012  
MINUTES  
Approved by the Board 5/9/12

**1. Call to Order**

A duly noticed meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Board of Directors was held on Wednesday, April 11, 2012, at the Ebell of Los Angeles, 743 S. Lucerne Blvd., Los Angeles. President Owen Smith called the meeting to order at 7:07 p. m.

**2. Roll Call**

Elizabeth Fuller called the roll. Board Members in attendance at the roll call were: Larissa Alarcon, Yigal Arens, Betty Fox (Alternate for Charles Dougherty), Elizabeth Fuller, Jane Gilman, John Gresham, Mike Genewick (Alternate for Alex Jones-Moreno), Clinton Oie (Alternate for David Lunzer), Frances McFall, Jason Peers, Mary Rajswing, Owen Smith and James Wolf. Patricia Carroll, Patricia Lombard (Alternate for Barbara Kumetz) and Jack Humphreville arrived later. Board Members absent and not represented by an Alternate: Charles D’Atri, Stephen Katz, Benjamin Rosenberg and Jane Usher. One Board seat (Area 12 We-Wil) was vacant. Also attending: 24 Stakeholders and guests.

Thirteen of the 20 Board Members or their Alternates were present at the roll call. The GWNC quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is 13, so the Board could take such votes.

**3. Approval of the Minutes**

**MOTION** (by Mr. Gresham, seconded by Ms. Fox): The Greater Wilshire Neighborhood Council approves the Minutes of its March 14, 2012 General Meeting as written.

**MOTION PASSED** by a voice vote.

**4. President’s Report** (Owen Smith)

A. Appointment of Ad Hoc Elections Committee (for tentative September 10-16 GWNC election).

There was discussion regarding the above.

*Board Member Patricia Carroll arrived at this time*

Ms. Alarcon, Mr. Gresham, Mr. Peers and Mr. Smith volunteered to be on the Committee.

B. Board Vacancies (call for volunteers; if no volunteers tonight, please recruit).

Mr. Smith noted the vacancies:

Area 1 – Brookside  
Area 2 (Citrus Square) – Alternate  
Area 9 (Oakwood-Maplewood-St. Andrews) – Alternate  
Area 12 (We-Wil) – Director and Alternate  
Renter – Alternate

The Area 1 Brookside (Alternate) Seat is vacant because Alternate John Kaliski moved out of that area. Mr. Smith indicated that there were no nominations at this time.

C. Bylaws Conformation to DONE's new uniform Table of Contents (John Welborne)  
Mr. Welborne was not present and there was no report.

D. Ethics Training – Board Members and Alternates who have not yet completed the training:  
Alarcon, D'Atri, Funderburk, Kumetz, Rosenberg, Dwyer, Fox, Katz, Lombard, Rubin.  
Mr. Smith reminded Board Members to complete the Training at  
<http://ethics.lacity.org/education/ethics2007/?audience=done>

**5. Guest Speaker: Claire Bowen, Dept. of City Planning – Mobility Element Update**

Ms. Bowen described General Plan update work and encouraged submitting ideas regarding vehicle, bicycle and public transportation mobility and use.

*Board Member Jack Humphreville arrived at this time*

Ms. Bowen continued that the Planning Department is partnering with the LADOT to develop a revised Plan. They are working to reduce vehicle ownership; “zip cars” and other alternatives are being considered.

**6. Community Concerns / Public Comments**

Stakeholder John Loden announced a free Literacy Fair May 12<sup>th</sup> at UCLA.

L.A. City District Four Councilman Tom LaBonge (323-957-6415; Councilmember.LaBonge@LACity.org; <http://CD4.LACity.org>) encouraged contacting him if help is needed.

**7. Local Government Updates**

A. CD4 Update (Ben Seinfeld)

Ben Seinfeld, Field Deputy for L.A. City District Four Councilman Tom LaBonge (213-485-3337; cell 213-804-2388; Ben.Seinfeld@LACity.org), reported that the Councilman introduced a Motion to transfer funds to the Bureau of Street Services to fix Wilshire Blvd. potholes between Wilton and Fairfax. He encouraged quickly reporting non-working street lights and potholes.

B. CD5 Update (John Darnell)

John Darnell, Field Deputy for L.A. City District Five Councilman Paul Koretz (310-289-0353; John.Darnell@LACity.org), reported that April 23<sup>rd</sup> is the last public comment day regarding the subway EIR. Also, a new bus bench was installed at the southwest corner of Beverly and Highland.

- C. CD10 Update (Sylvia Lacy)  
Ms. Lacy could not attend and there was no report at this time.
- D. 42nd Assembly District Update (Nicole Carcel)  
Ms. Carcel could not attend and there was no report at this time.
- E. 47th Assembly District Update (Charles Stewart)  
Mr. Stewart could not attend and there was no report at this time.
- F. 26th Senate District Update (Andrew Lachman)  
Mr. Lachman could not attend and there was no report at this time.

Greg Bartz, Neighborhood Council Liaison, DWP (L.A. Dept. of Water and Power) (213-367-2800, Greg.Bartz@ladwp.com), distributed an “LADWP Information Packet, April 11, 2012” that includes ten reports and notices.

**8. Treasurer’s Report and Budget Items** (Patti Carroll)

- A. Monthly budget report/approval – Feb./Mar.  
Ms. Carroll deferred to Ms. Fuller, who distributed and reviewed the “Monthly Spending Report – March 1 – April 10, 2012.” A Public Storage locker at Crenshaw and Pico was rented for one year. Ms. Fuller, Mr. Smith, Caroline Moser and Ms. Rajswing have access to the locker, which contains Outreach, administrative and other documents and equipment.

**FUNDING MOTION** (by Ms. Rajswing, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council approves its “Monthly Spending Report – March 1 – April 10, 2012.”

**FUNDING MOTION PASSED** by a voice vote.

- B. DONE Funding Deadlines – Paperwork due by Wednesday, May 16  
Ms. Fuller noted the deadlines.
- C. YTD Spending Report (note amounts left for Community Projects).  
Ms. Fuller distributed and reviewed the “[GWNC] Budget for Fiscal Year 2011-2012” as of April 10, 2012.
- D. Funding Requests (to be filled from the \$9,545 now available in “Community Projects – Other (yet to be assigned).”  
New Request:
  - i. LA High Beautification Project (Ken Marsh)  
Ken Marsh, L.A. High School alumnus, distributed a “Los Angeles High School Landscape Improvement Project: Start up Phase Budget Summer 2012” and information sheet and described the project at the southeast corner of Rimpau and Olympic. He said it will take “around \$7,000 to clean up the area . . . over two or three years.” Charles Cordova, Architect, said the plants will be “drought-tolerant.” Mr. Gresham recommended and Mr. Marsh agreed to present the project to the Olympic Park Neighborhood Council, as it is in their area. Ms. Fuller noted that it is

the designated high school for most Greater Wilshire residents. Mr. Wolf was concerned about ADA compliance. Mr. Cordova described the walkway material and construction as a “temporary solution” expected to be in place “one to one and a half years,” while a more extensive project is planned and implemented. They requested \$2,000 in funding.

*Board Member Alternate Patricia Lombard arrived at this time*

Ms. Fuller reminded that \$9,545 is available for community funding and reviewed pending funding requests. [The following Motion was made after Item 8. D. iii.]

**FUNDING MOTION** (by Ms. Gilman, seconded by Mr. Oie): The Greater Wilshire Neighborhood Council allocates \$2,000 in funding for the L.A. High School Beautification Project.

**DISCUSSION:** There was discussion regarding the project not being within GWNC boundaries.

**FUNDING MOTION PASSED** by a hand vote.

Requests held over from last month:

ii. Neighborhood Watch Signs:

Ridgewood/Wilton - \$720

St. Andrews Square - \$720

Ms. Fuller said that the requestors are requesting \$1,000 in funding for each set of neighborhood signs.

**FUNDING MOTION** (by Ms. Gilman, seconded by Ms. Rajswing): The Greater Wilshire Neighborhood Council approves funding of \$2,000 for Neighborhood Watch signs in the Ridgewood/Wilton and St. Andrews Square neighborhoods.

**FUNDING MOTION PASSED** by a voice vote.

iii. Chrysalis Wilshire Blvd. Cleanup - \$925 (Rick Stoff)

**FUNDING MOTION** (by Mr. Humphreville, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council approves funding of \$925 for Chrysalis to clean Wilshire Blvd. within the GWNC boundaries.

**FUNDING MOTION PASSED** by a voice vote.

iv. Windsor Village Down-Zoning Project - \$40,000 (Allison Sapunour)

Ms. Fuller indicated that this request was withdrawn.

v. LACER After-School Programs - \$978.74 (Linda Horner)

Ms. Fuller indicated that this request was withdrawn.

- vi. Removal of Koreatown markers placed west of Western Ave. (still need estimate and applicant).  
The above was noted.

Ms. Fuller reported that Neighborhood Councils are being asked to help fund the annual Neighborhood Councils Congress. [The following Motion was made after Item 8. D. iii.]

**FUNDING MOTION** (by Mr. Gresham, seconded by Ms. McFall): The Greater Wilshire Neighborhood Council approves funding of \$250 for the annual Neighborhood Councils Congress.

**FUNDING MOTION PASSED** by a voice vote.

**9. DWP Oversight** (Jack Humphreville)

Mr. Humphreville reported that the DWP will submit a revised rate increase plan. He described proposed rate increases and plans regarding the Navajo Power Plant in Arizona.

**10. City Budget Issues** (Humphreville/Mariscal/Sowma)

Mr. Humphreville reviewed issues and reported that the City Budget deficit may be higher than announced due to litigation and payroll costs increasing faster than revenue. The Neighborhood Council Budget Advocates presented 21 recommendations to the City Council, including a Charter Amendment to force the City “to live within its means.”

**11. Old Business**

There was no old business at this time.

**12. Traffic and Transportation Committee** (Gerda McDonough)

There was no report at this time.

**13. Outreach Committee** (Mary Rajswing)

A. GWNC Stakeholder Recognition Program

Ms. Rajswing distributed a “Proposed Outreach Committee Motion,” “[GWNC] Outstanding Citizen Award” information sheet and Nomination form. She described the Award; the estimated annual cost would be around \$500 for Certificates, frames, etc.

**FUNDING MOTION** (by Ms. Rajswing, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council creates and approves funding of \$500 (to be reserved in the 2012-2013 fiscal year budget) for a Stakeholder Recognition Program to honor outstanding members of our community. This will involve appointing an Ad Hoc Stakeholder Recognition Program Committee to review candidates nominated for recognition and make recommendations of quarterly honorees to the Outreach Committee. The Outreach Committee will approve and announce up to three honorees per quarter. Formal recognition of honorees will occur quarterly at regularly scheduled GWNC board meetings.

**FUNDING MOTION PASSED** by a voice vote.

B. Other outreach and promotions.

Other ideas such as a Mayoral Candidate Forum and having GWNC pens were discussed.

**FUNDING MOTION** (by Mr. Gresham, seconded by Ms. McFall): The Greater Wilshire Neighborhood Council approves funding of up to \$200 to purchase pens with the GWNC name on them. The funds will be transferred from another Budget category to the Outreach category for this purpose.

**FUNDING MOTION PASSED** by a voice vote.

**14. Other Committee/Project Reports**

There were no other reports at this time.

**15. Board Member Comments**

Ms. Carroll encouraged contacting elected officials to keep the local Post Office open.

**16. Public Comments**

There were no public comments at this time.

**17. Land Use Committee (LUC) (James Wolf)**

*[Each Item's first paragraph is directly from the Agenda.]*

A. Legalization of two non-conforming units at 455 N. Wilton Ave.:

Issue: Applicant seeks to legalize the conversion of two three-bedroom units in this 1960s apartment building to two two-bedroom and two bachelor units. One unit was previously converted without permits; the other unit has not yet been converted. Land Use Committee members expressed concerns about increasing the density of the building, as well as about parking spaces that have apparently been added (and green space subtracted) without permits, as well as the specific hardship to the owner that would justify the conversion. Applicant provided documentation regarding the parking and other exterior alterations, and said the hardship would be loss of a tenant in the illegal bachelor unit if he were forced to reunite the space. **LUC Requested Action:** [see the below Motion].

**MOTION** (by Ms. Lombard, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council opposes the application to legalize two non-conforming units at 455 N. Wilton Ave.

**MOTION PASSED** by a hand vote; one opposed (Carroll).

B. CUB Modification at Mozza to Go/6610 W. Melrose Ave.:

Issue: When the restaurant was granted its original CUP, it included a voluntary condition (at the neighbors' request) confirming that no alcohol would be sold for off-site consumption. Applicants are seeking to remove that condition, so they can sell upscale bottles of wine (minimum price \$10/bottle) to their take-out customers. A letter from the Hancock Park Homeowners' Association (Est. 1948) was received, expressing concern about customers drinking in parked cars near the restaurant. Committee members also expressed concern about applicants who negotiate and agree to CUP conditions but then request their repeal shortly afterward. Applicants originally appeared at the February LUC meeting and were asked to return in March LUC after meeting with the local

neighborhood associations. They were also asked to provide further information about other nearby off-site liquor permits and other local restaurants with off-site liquor sales privileges. The applicants did not attend the March meeting, but have scheduled a meeting with the Hancock Park Homeowners Association on April 10. **LUC Requested Action:** [see the below Motion].

Mr. Wolf reviewed the project and Committee action. He indicated that, apparently, the applicant did little or no outreach to neighbors and did not return to the Committee.

**MOTION** (by Ms. Gilman, seconded by Ms. Alarcon): The Greater Wilshire Neighborhood Council opposes the application to remove the CUP condition forbidding the sale of liquor for off-site consumption at the Mozza to Go restaurant at 6610 W. Melrose Ave.

**MOTION PASSED** by a voice vote.

- C. Historic Cultural Landmark Status for the Firestone building at 800 S. La Brea:  
Issue: The Art Deco Society of Los Angeles has applied for HCM status for this 75-year-old building. The building is still owned and operated by its original owner, Firestone (now Firestone/Bridgestone), and is still being used for its original purpose, with almost no alterations. On the exterior, only the rooftop pole sign (installed in 1962) is not original. The building owners have not yet responded to the application, but the Art Deco Society is seeking to preserve the building as a significant example of both streamline modern commercial architecture and an enduring symbol of Los Angeles' automotive culture. **LUC Requested Action:** [see the below Motion].  
Mr. Wolf reviewed the project and Committee action.

**MOTION** (by Mr. Gresham, seconded by Ms. Fuller): The Greater Wilshire Neighborhood Council supports the Historic Cultural Monument application for the Firestone building at 800 S. La Brea Ave.

**MOTION PASSED** by a voice vote.

- D. Legalization of third dwelling unit at 817-819 N. Sycamore Ave.:  
Issue: When the current owners purchased this duplex property (in an R-2 zone), it already had a third dwelling unit in the converted garage. The block is adjacent to several other uses and zones (including an industrial area, a commercial zone and a multi-family zone), and the zoning history is unclear – some documents seem to indicate that this block, too, may once have been designated R-3. It is also unclear when the garage was converted to a third dwelling unit. Several other properties on the block also have converted garage units, at least two of which have recently been granted legal status with similar applications. Stakeholder Jim McQuiston, who owns a business nearby, opposed the application on the grounds that California law bars the use of variances for changing property status, and that only a zoning change can legalize non-conforming uses. **LUC Requested Action:** That – barring proof that the property may have been zoned R-3 when the third unit was built – the GWNC oppose the variance request to legalize the third dwelling unit. (The Committee vote was 5-4 in favor of this motion. Dissenters cited the muddy zoning history of the particular block and the fact that the LUC has previously voted to support two other third-unit legalizations on the same block.)

Mr. Wolf reviewed the project and Committee action. Property owner representative Chris Murray distributed copies of aerial photos and diagrams of the project and surrounding properties and noted that the block already has more units than usual. He displayed support letters signed by neighbors. Ms. Fuller noted the Committee's five to four vote to oppose the variance request, and the reasons (cited above) that several committee members voted against the motion. Mr. Wolf expressed concern that supporting the request could set an undesirable precedent.

**MOTION** (by Ms. McFall, seconded by Mr. Genewick): The Greater Wilshire Neighborhood Council supports the variance request to legalize the third dwelling unit at 817-819 N. Sycamore Ave.

**MOTION PASSED** by a hand vote with 10 in favor and four opposed.

The following items are presented for information only; no board action is required or requested at this time:

E. Construction of 49 new single family residences at 5112 W. Melrose Ave.:

Applicant is requesting a small-lot subdivision to build 49 single-family residences (which will look much like townhouses, but there will be a 4" separation between buildings), with a 10' landscaped setback along Melrose. Project is less dense than current zoning allows. Land Use Committee members expressed concerns about ownership of the internal streets (residents will each own the portion of street connected to their own properties), parking (and whether a covenant can be written to require residents to use their garages for parking and not storage), the lack of green and open space in the development, and the overall design, which does not fit the architectural context of the surrounding neighborhood. The developers will return in May for a vote on the project.

F. Renewal of full-line liquor permit at Gon Ji Am Restaurant, 4653 Beverly Boulevard:

Issue: Restaurant has had a liquor permit since 200, with no problems on record. This is a routine renewal, but came to the LUC's attention because the restaurant is next door to the Dubai/Bicycle Club, which has had several violations of its CUP in recent years. Owners' representative Justin Kim says Gon Ji Am has no relationship with the other business(es) and has a clean record with the local authorities. The LUC asked him to contact the local police division and come back to a future meeting with their recommendation and comments on the renewal application.

Potential Agenda Items for April 24 LUC Meeting, in addition to those above:

- Review of recent Early Planning Notices in the GWNC area

**18. Announcements and Adjournment**

Ms. McFall encouraged facilitating Stakeholder participation with the GWNC. Next meeting: Wednesday, May 9, 7:00 p.m.

Mr. Smith declared and the Board agreed to **ADJOURN** the Meeting at 9:00 p.m.

Respectfully submitted,

David Levin  
Minutes Writer