



Greater Wilshire Neighborhood Council General Meeting  
May 9, 2012  
MINUTES  
Approved by the Board, 6/13/12

**1. Call to Order**

A duly noticed meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Board of Directors was held on Wednesday, May 9, 2012, at the Ebell of Los Angeles, 743 S. Lucerne Blvd., Los Angeles. President Owen Smith called the meeting to order at 7:12 p. m.

**2. Roll Call**

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

Ten of the 20 Board Members or their Alternates were present at the roll call, which is not a quorum. The GWNC quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) is 13, so at this time the Board could only have discussions without making any Motions or taking any binding votes.

**3. Approval of the Minutes**

[This Agenda Item was addressed after Item #6. A.]

**MOTION** (by Mr. Gresham, seconded by Ms. Usher): The Greater Wilshire Neighborhood Council approves the Minutes of its April 11, 2012 General Meeting as written.

**MOTION PASSED** by a voice vote.

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

A. Board Vacancies.

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

Mr. Smith indicated that there were no nominations at this time.

- B. Bylaws Conformation to DONE's new uniform Table of Contents (John Welborne).  
The Restated Bylaws are being worked on.
- C. Ethics Training. Board Members and Alternates who have not yet completed the training: D'Atri, Funderburk, Kumetz, Rosenberg, Dwyer, Fox, Katz, Lombard, Rubin. You MUST complete the course at <http://ethics.lacity.org/education/ethics2007/?audience=done>.  
Mr. Smith noted the above.

**5. Community Concerns/Public Comments:**

- A. Nat King Cole Post Office Update (Henrietta Cosentino).  
Ms. Cosentino described work to keep the Post Office open; the proposed closing is "on hold." There was discussion of what might be built at 3<sup>rd</sup> and Western if the Post Office sells the property. It was encouraged to contact officials to save the Post Office.  
  
B. Ms. Joan Taylor encouraged opposing the California High-Speed Rail Train as too expensive.

**6. Local Government Updates**

[This Agenda Item was addressed after Item #2.]

- 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), announced the Saturday Fire Service Day Pancake Breakfast and a May 15<sup>th</sup> DWP Meeting. "No right turn 11 p.m. – 6 a.m." signs were installed on Western Ave. Wilshire Blvd. will be briefly closed for pothole paving.

*Board Member Yigal Arens arrived at this time.*

*Board Members Patricia Carroll and Joane Pickett (Alternate for Jane Gilman) arrived at this time, making a quorum of 13. Now the Board could make Motions and take binding votes.*

- B. CD5 Update (John Darnell)  
[This Agenda Item was addressed after Item #5.] John Darnell, Field Deputy for L.A. City District Five Councilman Paul Koretz (310-289-0353; John.Darnell@LACity.org), announced that an informational newsletter is available. May 12-13 there will be Fire Station open house events around the City; see [www.LAFD.org](http://www.LAFD.org).
- 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.

**7. Treasurer's Report and Budget Items** (Patti Carroll)

A. Monthly budget report/approval – Mar./Apr.

Ms. Fuller distributed and reviewed the “Monthly Spending Report” and paid and pending funding allocations.

**FUNDING MOTION** (by Ms. Rajswing, seconded by Mr. Peers): The Greater Wilshire Neighborhood Council approves its Monthly Spending Report for May 2012.

**FUNDING MOTION PASSED** without any objections.

B. DONE Funding Deadlines – Paperwork due by Wednesday, May 16.

Ms. Fuller noted the above.

C. DONE Tentative 2012-2013 Budget Allocation -- \$35,000 (down from \$40,500).

Ms. Fuller noted the above.

D. YTD Spending Report (note amount left for Community Projects).

Ms. Fuller distributed and reviewed the “[GWNC] Budget for Fiscal Year 2011-2012.”

E. Funding Requests (to be filled from amount available in “Community Projects – Other (yet to be assigned).”

i. Van Ness Elementary School (Katy Iriarte).

The requestor was not present and it was agreed to Table this Item until the June 13, 2012 General Board Meeting. Ms. Fuller reported that the School indicated that it will wait until the next Fiscal Year to request funding.

ii. Kitty Bungalow (Lisa Cahan Davis/Shawn Simons).

Shawn Simons, of Kitty Bungalow Charm School for Wayward Cats (KittyBungalow@gmail.com; www.KittyBungalow.org), distributed copies of the Neighborhood Purposes Grant (NPG) application and a brochure and described their care and services “to make sure cats never enter” the shelter system, where most cats are euthanized.

*Board Member Alternate Clinton Oie (for David Lunzer) arrived at this time*

Ms. Simon is requesting \$2,500 for transportation, outreach and veterinary costs. They could link with the GWNC website. Last year veterinarian bills cost \$27,000.

Ms. Fuller commented that Chrysalis, to which we have already awarded \$975 for a Wilshire Blvd. Cleanup, has offered to do additional streets if we can provide additional funding. There was discussion of to whom, in what amounts and by what method to allocate remaining funding available this Fiscal Year ending June 30<sup>th</sup>. At this point, it was announced that a representative from Van Ness Elementary School might attend after all. It was agreed to give that person more time to arrive before deciding on funding.

*At 7:48 p.m. a recess was called to hold a Special Board Meeting; see the separate Minutes. This General Board Meeting was reconvened at 8:04 p.m.*

[This Agenda Item continued being addressed after Item #16. B.]

**FUNDING MOTION** (by Ms. Rajswing, seconded by Ms. Fuller): The Greater Wilshire Neighborhood Council allocates a Neighborhood Purposes Grant of \$2,500 in funding to Kitty Bungelow Charm School for Wayward Cats.

**DISCUSSION:** Mr. Gresham was concerned that this funding could be “precedent-setting” since the requestor’s services are not necessarily in the Greater Wilshire area. Ms. Fuller noted that Kitty Bungelow is a 501(c)3 non-profit organization.

**FUNDING MOTION PASSED** by a hand vote; four opposed.

Ms. Fuller presented a new funding application from Chrysalis, which was previously awarded \$925 for a Wilshire Blvd. Cleanup project. The new grant application requests \$1,550 for cleanups along La Brea (from Olympic to Melrose) and Melrose (from La Brea to Wilton) Avenues,

**FUNDING MOTION** (by Mr. Gresham, seconded by Ms. McFall): The Greater Wilshire Neighborhood Council approves funding of \$1,550 for Chrysalis cleanups of La Brea (Olympic to Melrose) and Melrose (La Brea to Wilton) within the GWNC boundaries.

**FUNDING MOTION PASSED;** one opposed.

Ms. Carroll observed that \$1,110 in funding remains for GWNC Election expenses (we had previously voted to encumber unused funds for 2012 election expenses).

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

Mr. Humphreville reported that the DWP is requesting a two-year 11% electricity increase that would be “separate from” a water rate increase. The Navajo Power Plant in Arizona will be phased out around 2014-2015 at an estimated cost of \$800 million, instead of when the contract runs out in 2019.

**9. City Budget Issues** (Humphreville)

Mr. Humphreville reported that the Mayor said the City has a “structural deficit” of around \$238 million; Mr. Humphreville believes the deficit is much more. He described Neighborhood Council Budget Advocates’ recommendations to the City.

**10. Old Business**

There was no old business at this time.

**11. Election Committee** (John Gresham)

Mr. Gresham reported that Candidates outreach is needed; Ms. Fuller noted that “it’s already budgeted.” It was suggested and agreed that Ms. Rajswing will Chair Election outreach.

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

Mr. Humphreville reported that presenters to the Committee included for the California High-Speed Rail Train; the LAPD West Side Traffic Division; and regarding bicycle traffic adjustments.

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

Ms. Rajswing distributed new GWNC pens. Committee Members Jason Peers and Fred Mariscal are working on a Stakeholder recognition ad that will be published in the Larchmont Chronicle. GWNC Election fliers will be designed and distributed, including by Chrysalis during their cleanups. Stakeholder Margaret Sowma announced a Post Office Food Drive Saturday, May 12<sup>th</sup>.

**14. Board Member Comments**

Ms. Usher announced a Koreatown BID [Business Improvement District] formation Meeting May 10<sup>th</sup> sponsored by the Korean-American Chamber of Commerce, City Council Districts Four and 10, and the Community Redevelopment Agency. Gramercy Place has been indicated to be the BID’s western boundary, instead of the official Koreatown boundary of Western Ave. There was discussion of the need to monitor this issue to maintain the Greater Wilshire boundary of Western Ave.

**15. Public Comments**

Ms. McFall requested that, at every General Board Meeting, an American flag be present and the Pledge of Allegiance be said.

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

*Ms. Usher left the room for this Item and was replaced by Board Member Alternate Margaret Sowma. [Each Item’s first paragraph is directly from the Agenda.]*

A. Approval of Small-Lot Subdivision for Construction of 49 Single-Family Residences at 5112 W. Melrose. Issue: 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 at Melrose and Gramercy. Project is less dense than current zoning allows. Land Use Committee members expressed support for many elements of the project, but also expressed concerns about parking, green/open space, overall design issues, and maintenance.

Ms. Fuller described the project and read aloud the Committee's "requested actions." Stakeholder Verne Tjarks was concerned regarding parking availability around Melrose and Western. Stakeholder Karen Gilman reported that developer Mark Anotti presented to the Larchmont Village Neighborhood Association; he indicated a willingness to install a gate and other mitigations. LUC Requested Action: [see the below Motion].

**MOTION** (by Mr. Humphreville, seconded by Ms. Rajswing): The Greater Wilshire Neighborhood Council supports the project at 5112 W. Melrose, with the following conditions:

1. That the project be reduced in unit count to realize a higher level of site amenities in the form of either common open space or private open-to-the-air space (e.g. yard/patio/etc.) on a unit-by-unit basis.
2. That the ratio of guest parking be increased from .25 spaces to .5 spaces per unit.
3. That the project respond from an architectural, land use and urban design point of view to the commercial character of Melrose and the residential character of Gramercy by including either live/work units along Melrose or a commercial component along Melrose of a minimum 2500 square feet.
4. That the project clearly delineate a defensible space strategy that allows residents of internal units to safely access their residences.
5. That the project be designed to incorporate gating at vehicular entries to ensure that only residents and guests can access the private street network.
6. That Covenants, Conditions and Restrictions (CC&Rs) be included that address:
  - maintenance of landscaping
  - that garages be used only for the parking of vehicles
  - that guest parking be used only for guest parking
  - that common fees create an adequate fund to ensure maintenance of the common areas and graffiti abatement
  - that there be a color scheme harmony among the units.
7. That a landscape plan be available at the time the project is reviewed for approval.
8. That all trash collection take place internal to the project.
9. That the developers communicate with adjoining neighborhood associations.
10. That the developer commit to bringing any architectural or design changes back to the Land Use Committee for review and input.

**MOTION PASSED** by a hand vote.

B. Conversion of 9 Apartment Units to a 26-Room Board and Care Facility at 901 S. Wilton.  
Issue: Applicants are seeking to convert 9 apartment units (in two buildings on this parcel) to a 26-room board and care facility with six parking spaces. In two visits to the Land Use Committee in 2011, committee members expressed concerns with increasing density of the site, lack of parking for staff and visitors, and lack of open space and amenities for residents. They also encouraged applicants to engage in discussions with the Wilshire Park and Country Club Heights Neighborhood Associations. Applicants were invited to return to the LUC in April, but did not appear at the meeting. The Wilshire Park and Country Club Heights Associations report that applicants did not address their groups, and the associations presented petitions and letters from more than 100 residents opposing the project. LUC Requested Action: That the GWNC Board oppose the application. Ms. Fuller described the issue. Stakeholder Patricia Elpern was concerned that severely mentally ill people will live there. Ms. Fuller reported that the operator told the Land Use Committee that taking medications would be a condition of residency.

**MOTION** (by Ms. McFall, seconded by Mr. Humphreville): The Greater Wilshire Neighborhood Council supports the recommendation of its Land Use Committee to oppose the application to convert nine apartment units to a 26-room Board and Care Facility at 901 S. Wilton.

**DISCUSSION:** Mr. Gresham added that the developer did not make changes to the proposed project requested by the Land Use Committee.

**MOTION PASSED** by a voice vote.

Potential Agenda Items for May 22 LUC Meeting, in addition to those above:

- Review of recent Early Planning Notices in the GWNC area
- Review of liquor permit renewal for Gon Ji Am Restaurant, 4353 Beverly Blvd.

## **17. Announcements and Adjournment**

[This Agenda Item was addressed after Item #7. E.] Next meeting: Wednesday, June 13, 7:00 p.m.

Mr. Smith declared and the Board agreed to **ADJOURN** the Meeting at 8:53 p.m.

Respectfully submitted,  
David Levin  
Minutes Writer