



Greater Wilshire Neighborhood Council General Meeting
May 8, 2013
MINUTES
Approved by the Board 06/12/13

1. **Call to Order** (James Wolf)

A duly noticed Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Board of Directors was held on Wednesday, May 8, 2013, at the Ebell of Los Angeles, 743 S. Lucerne Blvd., Los Angeles. Vice-President James Wolf called the meeting to order at 7:10 p. m.

2. **Roll Call** (Jeffry Carpenter)

Secretary Jeffry Carpenter called the roll. Board Members in attendance at the roll call were: Jeffry Carpenter, Patricia Carroll, Ann Eggleston, Betty Fox, William Funderburk, John Gresham, Jack Humphreville, Gerda McDonough (Alternate for Clinton Oie), Frances McFall, Jason Peers, Jane Usher, Briana Valdez, Daniel Whitley, Greg Wittmann and James Wolf. Joane Pickett, Patricia Lombard and Fred Mariscal arrived later. Board Members absent and not represented by an Alternate: Michael Genewick, Jeff McManus and Owen Smith. No Board Seats were vacant (some Alternate Seats were vacant). Also attending: 19 Stakeholders and guests.

Sixteen of the 21 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** (Jeffry Carpenter)

MOTION (by Mr. Humphreville, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council approves the Minutes of its April 10, 2013 General Meeting as written.

MOTION PASSED by a voice vote.

4. **President’s Report** (James Wolf)

A. Nominations/Seating of Additional Board Members and Alternates.

Mr. Wolf noted that Alternates still needed for: Area 2 (Citrus Square), Area 9 (Oakwood-Maplewood-St. Andrews), Area 12 (We-Wil), Other Non-Profit, and Religion.

B. Ethics Training

Mr. Wolf noted that all new Board Members and Alternates (along with returning Board Members whose certification is more than two years old) must complete the course at <http://ethics.lacity.org/education/ethics2007/?audience=done>.

5. 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 CD4 is “sending our recommendations to Building and Safety” for street repairs and requested that suggested repairs be forwarded to him. Memorial Park successfully opened a new playground across the street from L.A. High School. The Councilman is working with the LAPD Olympic Division regarding surveillance cameras being installed on Melrose and Western and at Van Ness and Beverly. For future reference, John Gresham asked for a report back on per-camera costs of installation. Rob Guard, Director of Communications and Marketing for CicLAvia (www.CicLAvia.org), described the event for “any form” of transportation “that is not motorized . . . on June 23rd” from 9:00 – 4:00 from Wilshire and Grand to Fairfax. He described street closures for the event.

Board Member Patty Lombard arrived at this time.

Mr. Seinfeld continued that existing speed bumps will be kept. Sycamore Square lights being out “had to do with an issue with DWP . . . it wasn’t the copper wire.”

Board Member Fred Mariscal arrived at this time.

B. CD5 Update (John Darnell)

Mr. Seinfeld relayed that Mr. Darnell could not attend and there was no report at this time.

6. Community Concerns / Public Comments

Stakeholder Joan Taylor encouraged installation of solar panels on residential rooftops. Mr. Humphreville said that solar power is much more expensive than regular power.

A. Nuisance abatement on west side of 400 S. Sycamore block (Funderburk)

Mr. Funderburk described continuing communications with Ace Gallery and a problem with trash and transients on property Ace controls on the west side of South Sycamore Avenue. The problems have not yet been resolved.

B. Overview of medical marijuana ballot measures (Usher)

Ms. Usher described May 21st election Measures D, E and F about medical marijuana. The State Supreme Court allowed cities to not have dispensaries. Los Angeles has the most marijuana dispensaries between northern California and Mexico. Sixty-five to 90% of marijuana prescriptions are for white males aged 16-35. In short, if none of the propositions wins, the city could be allowed to ban all dispensaries. If Measure D wins, the original 135 dispensaries could remain open, if they abide by a number of rules regarding proximity to schools and other locations. Measure E is no longer being supported by its authors, so it is a dead issue. And if Measure F wins, dispensaries may be able to proliferate freely.

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

A. Monthly Budget Report/Approval

Ms. Carroll distributed and reviewed the “Monthly Spending Report – YTD May 8, 2013.”

FUNDING MOTION (by Ms. Lombard, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council approves its “Monthly Spending Report – YTD May 8, 2013.”

DISCUSSION: Ms. Fuller clarified that this vote would approve allocations and expenditures so far this Fiscal Year 2012-2013 [ending June 30, 2013].

FUNDING MOTION PASSED unanimously by a hand vote of all 18 Board Members present.

B. YTD Budget Review/Approval.

Ms. Carroll distributed and reviewed the “[GWNC] Budget for Fiscal Year 2012-2013 – Proposed Year-End Revisions.”

FUNDING MOTION (by Ms. Usher, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council approves its “Year-to-Date Budget Report –May 8, 2013.”

FUNDING MOTION PASSED by a voice vote without any objections.

Ms. Carroll explained that the following Motion.

FUNDING MOTION (by Ms. Lombard, seconded by Ms. Usher): The Greater Wilshire Neighborhood Council approves transferring the remaining \$801.74 in the “Photocopies, Administrative Assistant and other ” Budget categories to the Community Projects Grants category.

FUNDING MOTION PASSED by a voice vote without any objections; Ms. McFall abstained.

C. Motion to increase Congress of Neighborhoods sponsorship amount (in Event Sponsorships category, using funds not used from Mayoral Candidate Forum) from \$250 (as previously approved) to \$400...\$500...\$1,000...or ???

Mr. Humphreville described positive effects of Neighborhood Councils Budget Advocates work. There was discussion of where to allocate remaining GWNC Fiscal Year funding.

D. Motion to donate funds to the NC Budget Advocates in the amount of \$250...\$500...\$1,000...or ???

It was agreed to consider the three Items 7. D.-F. all together by Consent Calendar.

FUNDING MOTION by CONSENT CALENDAR (by Mr. Gresham, seconded by Ms. Lombard): The Greater Wilshire Neighborhood Council allocates an additional \$250 toward September 28, 2013 Congress of Neighborhood Councils expenses, \$250 to the

Neighborhood Councils Budget Advocates and the remaining balance of \$301.74 for supplies for a GWNC booth at the June 23, 2013 CicLAvia event.

DISCUSSION: Ms. Eggleston suggested allocating \$200, \$200 and \$300, respectively.

FUNDING MOTION by CONSENT CALENDAR PASSED by a voice vote; Ms. Eggleston opposed.

- E. Motion to allocate \$xxx in Event Sponsorships for GWNC booth at CicLAvia
See the above Item #7. D. MOTION by CONSENT CALENDAR.
- F. Motion to move unspent funds from Photocopies, Administrative Assistant and other categories to Community Projects.
See the above Item #7. D. MOTION by CONSENT CALENDAR.
- G. Motion to allocate/apportion unspent funds in Community Projects to/among one or more of our previous awardees from this year (most of whom applied for more than the amounts they were originally awarded), including:
 - 3rd Street School Fence Project [Friends of]
 - Enrichment Center Foundation Summer Program
 - Fire Station 29 Restoration
 - Hollywood YMCA Public School PE Program
 - Los Angeles Drama Club
 - Los Angeles Team Mentoring
 - Van Ness School Technology Project
 - Wilshire Crest Elementary School Green Space Maintenance

Ms. Carroll announced that there was \$2,630 in funds remaining to allocate this Fiscal Year. The Enrichment Center Foundation Summer Program, the Hollywood YMCA Public School PE Program, the Los Angeles Drama Club and Los Angeles Team Mentoring have all previously been funded. There was discussion of to whom and in what amounts to allocate remaining funds. Ms. Fuller noted that this Wilshire Crest Elementary School funding request “is for a different space” there than was previously funded.

FUNDING MOTION (by Ms. Lombard, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council allocates the \$2,630.31 remaining in its Budget line GRT in Category 300 – Community Projects as follows, to increase the grant amounts to those organizations for which the GWNC recently has approved funding (and each organization of which has requested the increased grant amounts): \$500 each to the Van Ness School Technology Project; the Friends of 3rd Street School for a fence project; the Los Angeles Drama Club; and Wilshire Crest Elementary School PTA for green space maintenance; each of which was originally approved for a \$1,500 grant, bringing their totals to \$2,000 each; the remaining \$630.31 to be allocated evenly between Los Angeles Team Mentoring and the Hollywood/Wilshire YMCA Public School PE Program, each of which originally was approved for a \$2,000 grant, bringing their totals to \$2,315.15 each.

AMENDMENT to the FUNDING MOTION (by Ms. Lombard, seconded by Ms. Eggleston, accepted by Mr. Gresham): to replace the above funding Motion wording with: \$500 each to the Friends of 3rd Street School fence project; the Los Angeles Drama Club; the Van Ness School Technology Project; and Wilshire Crest Elementary School green space maintenance; and allocates \$300 each to the Hollywood YMCA Public School PE Program and Los Angeles Team Mentoring.

AMENDMENT to the FUNDING MOTION PASSED by a hand vote with 15 in favor; two opposed; one abstained.

AMENDED FUNDING MOTION (by Ms. Lombard, seconded by Mr. Gresham): to replace the above funding Motion wording “the remaining \$630.31 to be allocated evenly between Los Angeles Team Mentoring and the Hollywood/Wilshire YMCA Public School PE Program” with: “allocates \$315.15 each to Los Angeles Team Mentoring and the Hollywood/Wilshire YMCA Public School PE Program.”

AMENDED FUNDING MOTION PASSED unanimously by a hand vote of all 18 Board Members present.

H. Motion (see below).

FUNDING MOTION (by Ms. Lombard, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council authorizes its Treasurer to prepare and submit a final revised Budget based on the above Motions.

FUNDING MOTION PASSED unanimously by a hand vote of all 18 Board Members present.

8. DWP Oversight (Jack Humphreville)

Mr. Humphreville described Governor Brown’s plan to build two tunnels to transport water from the Central Valley to southern California. “There’ll be a number of environmental issues . . . there’s a big water shortage this year.” The IBEW contract is up for renewal in 2014.

9. City Budget Issues (Humphreville)

Mr. Humphreville described the Mayor’s proposed 2013-2014 Budget.

A. May 4th LANCC Session with Councilmember Wesson.

Mr. Mariscal described the Session and that Councilmember Wesson agreed with creating Neighborhood Council Board Member Seats on City Commissions and Committees.

10. Old Business

It was reported that a letter was submitted to the City Council file regarding the proposed Peru Village.

11. New Business

There was no new business at this time.

12. Transportation Committee (Gerda McDonough)

A. GWNC comments on Mobility Element EIR scoping.

Ms. McDonough distributed copies of a letter to the L.A. Dept. of City Planning. She reported that the Draft Environmental Impact Report for the City's General Plan Transportation Mobility Element will be released in November.

MOTION (by Mr. Humphreville, seconded by Mr. Carpenter): The Greater Wilshire Neighborhood Council accepts the report of its Transportation Committee, including the attached letter.

DISCUSSION: It was described that local street conditions, especially those made of concrete, and repairs needed are among the worst in the City. Ms. Usher encouraged inviting Councilmember LaBonge to discuss this.

MOTION PASSED by a unanimous hand vote of all 18 Board Members present.

13. Outreach Committee (Fred Mariscal)

A. Citizen Recognition Awards – no quorum at April or May Outreach meetings; awards will be voted on at June Outreach meeting and presented at June and/or July Board meeting
Mr. Mariscal said the Award will be presented in June.

B. GWNC booth at CicLAvia Hub on June 23
Mr. Mariscal described the successful outreach.

C. Need new Committee Members and/or new meeting time to ensure quorums.
Mr. Mariscal noted the above.

14. Board Member Comments and Comments

A. We-Wil Neighborhood Walk – Sunday, May 19 (Wittmann)
Mr. Wittmann announced the May 19th 2:00 or 2:30-4:00 Walk; the location will be announced on the website and by e-mail.

15. Public Comments

Ms. Fuller noted that the CicLAvia presenter became available to present at this Meeting; it was better now than in June so close to the event.

Board Member Jane Usher recused from discussing or voting on the following Items and left the Meeting at this time. Karen Gilman (Alternate for Jane Usher) took her place..

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

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

A. **Chipotle revised CUB application for beer and wine at 5201 Beverly Blvd.**

Issue: Chipotle initially sought a CUB for a full line of alcohol. Prior to the Land Use Committee meeting, in response to community concerns, Chipotle revised its application

to include beer and wine only. This change was not reflected in the application produced for Committee members, but a correspondence with the Zoning Administrator confirmed the application was for beer and wine only. Vince Cox, Vice President of the Larchmont Village Neighborhood Association, previously expressed opposition for the full line CUB but said “as far as beer and wine is concerned we’re fine.”

Recommended Motion: (see below).

Copies of their CUB application and a letter from Chipotle to the City Office of Zoning Administration were distributed. Mr. Wolf described the project. Mr. Wittmann described the request and receipt of a CUB application change from a full line to beer and wine only. Valeria Sacks, Chipotle representative, said the hours of operation would be 11:00 a.m.-10:00 p.m.; alcohol sales are less than 10% and they have an “outstanding record of compliance with the ABC.” Mr. Wolf noted that the Committee requested that a beer and wine only license be granted only to Chipotle and not “go with the land.” Ms. Sachs reminded that the landlord could not guarantee that the license will only be used by Chipotle. There was extensive discussion of the meaning of the Motion qualifier that “the privilege only runs with Chipotle.”

MOTION (by the Committee): The Greater Wilshire Neighborhood Council supports the CUB application of Chipotle Restaurant at 5201 Beverly Blvd. for beer and wine with the conditions that (i) the privilege only runs with Chipotle; and to request that (ii) Chipotle submit a letter modifying the Master Land Use Permit Application to serve beer and wine only, as opposed to a full line of alcohol.

MOTION FAILED by a hand vote with eight in favor; nine opposed; Ms. McFall abstained.

MOTION (by Mr. Gresham, seconded by Ms. Lombard): The Greater Wilshire Neighborhood Council opposes the CUB application based on the applicant’s inability at the time of this Meeting to promise that the landlord would limit the right to serve beer and wine to Chipotle’s tenancy at this address.

DISCUSSION: Ms. Gilman later clarified that new information was received after the Committee Meeting.

MOTION PASSED by a hand vote with 16 in favor; one opposed; one abstained.

B. Paul Koretz’ resolution on AB 162, regarding modifications of cell phone towers co-located on telephone poles.

Issue: Committee members discussed a City Council Resolution from Councilmember Koretz opposing Assembly Bill 162, which requires that local governments act on requests to modify co-located cell phone towers within 45 days and which defaults to approval of all applications if no action is received within that 45-day period. In Los Angeles, these modifications require a CUP and a CEQA clearance which take longer than 45 days. Committee members expressed concern that AB 162 would silence these

avenues for local input on modification of cell facilities. [Note: Since the LUC meeting, the California Legislature has made AB162 a “two-year” bill, effectively postponing a vote on it until at least next year.]

Recommended Motion: (see below).

Copies of the Councilmember’s Resolution regarding this were distributed.

MOTION (by the Committee): The Greater Wilshire Neighborhood Council supports the April 3, 2013 Resolution by City Councilmember Koretz opposing Assembly Bill 162.

MOTION PASSED by a hand vote with one abstention (Eggleston).

C. **Hollywood Millennium Project**

Issue: The Hollywood Millennium Project is a proposed development of two towers adjacent to the Capital Records Building near Hollywood and Vine, including up to 1.1 million square feet, reaching up to 50 stories, and providing at least 1,918 parking spaces. Terri Gerger, a stakeholder of the Hollywood United Neighborhood Council, in the area where the project is located, noted that three of four Neighborhood Councils in Hollywood opposed the project. Ms. Gerger distributed a handout detailing the shortcomings of the project, including excessive height and density, a faulty traffic study, and insufficient parking. Ms. Gerger also encouraged individuals, homeowners’ groups and the Neighborhood Council to donate money to hire an attorney to challenge the project. Committee members expressed concerns about the inadequacy of the traffic study, traffic impacts, excessive density, and the imposing height of the proposed towers. Committee member Greg Wittmann disagreed, saying the project is consistent with Hollywood’s emergence as a center for dense, walkable and transit-accessible development and expressing skepticism that requiring more parking for a site adjacent to the Red Line would alleviate traffic concerns.

Recommended Motion: (see below).

MOTION (by Mr. Humphreville, seconded by Mr. Funderburk): The Greater Wilshire Neighborhood Council resolves to:

- (1) oppose the Millennium Project as it is currently proposed and approved by the City Planning Commission;
- (2) support the following “critical points” for opposing the Millennium Project:
 - (a) We are not opposed to development of the properties. But we want responsible development --- in conformity with the rest of Hollywood.
 - (b) The maximum height of the buildings should follow the same general maximum height as the rest of Hollywood – 150 feet.
 - (c) The maximum number of stories of any one building should be less than 30 stories.
 - (d) Floor Area Ration (FAR) should be no more than 4.5:1, as the law currently allows, as opposed to 6:1, which the developer seeks.

- (e) The traffic study included in the EIR was based on inaccurate data. The study should be redone to take into account the impact on surface street intersections, including adjacent freeway on/off ramps and the Project (i.e.: Franklin/Argyle, Hollywood/Van Ness, Cahuenga/Franklin). Adequate mitigations measures regarding these conditions should be outlined in a new traffic study and a recirculated Draft EIR.
- (f) The Shared Parking Program is inadequate to cover the true number of cars that will use the property daily. A new and adequate parking analysis must be conducted which should include:
 - i) At least 100 Park-N-Ride spots (if the City wants Hollywood to be a Transit Oriented District, it needs to allow for a Park-N-Ride area in the TOD) The unimproved site presently offers the general public 500 reasonably priced, first come/first served parking spaces all of which will be eliminated by the Project without a similar number of designated public parking spaces being offered within the Project's parking allocation
 - ii) 1,918 parking spaces is inadequate to accommodate the Project's proposed uses, employees, residential and commercial visitors and tourists anticipated to utilize the development. Additional on-site parking must be provided for residential visitor parking, residential use, retail uses (i.e.: spa/health club, hotel convention, tourist).
 - iii) 50 additional parking spaces for tourists (the observation deck and performance terrace were not included in the traffic study).
 - iv) Employee parking (the EIR states that there are in excess of 1,250 employees that will have "offsite" parking yet there is no specific designation for this parking) facilities should be identified, transportation to/from the offsite location specified and a permanent location developed and completed prior to any project opening.
 - v) The "On Call Shuttle" for the surrounding community is nothing more than an invitation for the employees to consider parking in our neighborhoods and call for the shuttle, thus burdening our streets with the project's cars. The project needs more parking spaces or a designated parking facility for the employees.
- (3) Let local groups and individuals know that they can donate to the Opposition to the Millennium Project Legal Defense Fund by sending a tax deductible check to:
 BCNA (Beachwood Canyon Neighborhood Association, a 501(c)(3) charity)
 2751 Westshire Drive, Hollywood, CA 90068
 Memo Field: Stop the Millennium Project

DISCUSSION: Mr. Wittmann believed that there's a need to consider how the area is changing and that people need more transportation alternatives than just providing more parking.

MOTION PASSED by a hand vote; Mr. Wittmann opposed.

Board Member Daniel Whitley left at this time.

D. CUB application for full liquor permit for new restaurant at 706 N. Citrus.

Issue: Applicants first came to the March LUC meeting to reach out to stakeholders and neighbors in the Melrose neighborhood. After meeting with GWNC Council members Jeff McManus and Mitch Karp, applicants returned to the LUC. Mr. McManus noted that neighbors expressed no opposition to the CUB and were “generally supportive” of the project with reservations about noise, possible future conversion to a bar, and license review following a change in ownership. Applicants clarified that their requested hours on Monday were until 1 a.m., not 2 a.m.

Recommended Motion: (see below).

Mr. Wolf described the project on the northeast corner of Melrose and Citrus. Copies of the Conditional Use application were distributed.

MOTION (by the Committee): The Greater Wilshire Neighborhood Council supports the CUB application of a new restaurant at 706 N. Citrus for a full line of alcohol with the conditions requested by the neighbors regarding noise, bar conversion and license review following a change in ownership.

MOTION PASSED unanimously by a hand vote of all 18 Board Members present.

Board Member Frances McFall left at this time.

Mr. Wolf noted that the following items were presented for information only. No votes were required or recommended at this time.

E. “Big Belly” Recycling and Trash Compactors on Larchmont Blvd.

Issue: The Larchmont Business Association is considering replacing existing trash cans on Larchmont south of Beverly with “BigBelly” trash and recycling containers which use solar power to monitor trash accumulation and compact trash when the container nears full. Funds for the replacement would come from Council District 4, but maintenance would remain the responsibility of the LBA. A recent presentation to the LBA by BigBelly representatives described the benefits of BigBelly containers, including a reduction in the number of total trash bins, fewer overflowing bins, and cost savings. The representative estimated that LBA would save \$25,000 per year in trash collection expenses, and that the bins expected lifespan is ten years. Committee members noted that LBA members were cautiously supportive of the change, but remain concerned about whether the bins are too bulky and will obstruct storefront visibility.

F. Update on Flywheel

Issue: Flywheel is a spinning studio/retail store which recently opened in the vacant Blockbuster space on Larchmont. Committee members discussed the apparent conflict between the street’s zoning, which does not permit ground-floor fitness centers, and Flywheel’s operations. In response to an Order to Comply from the Department of Building and Safety, Flywheel has submitted an application for a zone variance. Because LADBS enforcement is stayed while the variance is pending, Flywheel is still open. The

GWNC Land Use Committee will agendize a discussion of the variance request at its May meeting.

G. Consolidation of Planning Department with Department of Building and Safety

Issue: Mr. Wolf brought attention to a proposed plan to realign several City departments, including the Planning Department and the Department of Building and Safety. Mr. Wolf indicated that consolidated departments could be more user-friendly for applicants navigating City bureaucracy.

H. Application for a full line liquor CUB at Rascal (801 S. La Brea)

Issue: The restaurant has applied for an upgrade in its liquor permit to allow the sales of a full line of alcoholic beverages, as well as additional sidewalk seating and an amended parking plan. The restaurant is just across the street from GWNC's western boundary, but the Land Use Committee commonly reviews such applications because they affect our boundary areas. Stakeholders did not present any objections to the application, and the Sycamore Square Neighborhood Association reports a good relationship with the business. The Miracle Mile Residents' Association, which is still studying the parking and seating plans, will discuss the issue at its May 2 meeting.

I. Application for CUB renewal at 320 Wine Bar (320 S. La Brea)

Issue: The owner of the business reported that he will soon be applying for a renewal of the business' CUB, with some modifications to its parking plan. The GWNC Land Use Committee will schedule a discussion of the application at a future meeting.

Other Potential Agenda Items for May 28 LUC Meeting:

- Discussion and vote on La Brea Bakery CUB application
- Discussion of California ABC enforcement and licensing procedures
- Update on BRE (Wilshire-La Brea) sign program application/revisions - Information on Tract Map process
- Application for parcel map to divide a lot into two lots at 800 N. Sycamore
- Flywheel variance application
- Larchmont Bungalow variance application
- CUB application for Nue Studio hair studio/café/boutique (5156 Melrose)
- Discussion and vote on proposed new mural ordinance

17. Announcements and Adjournment

A. May 12 deadline for donations to Fire Station 29 landscaping fund.

Mr. Wolf noted the above.

B. Los Angeles Heritage Festival Finale, June 7, 5-10 p.m., City Hall & Grand Park.

Mr. Wolf noted the above.

C. Next meeting: Wednesday, June 12, 7:00 p.m.

Mr. Wolf noted the above.

MOTION (by Mr. Humphreville, seconded by Mr. Carpenter): to **ADJOURN** the Meeting.

MOTION PASSED by a voice vote.

The Meeting was **ADJOURNED** at 9:23 p.m.

Respectfully submitted,
David Levin
Minutes Writer