



## Greater Wilshire Neighborhood Council General Meeting

November 12, 2014

Approved by the Board as amended, 12-10-14

### **1. WELCOMING REMARKS:**

#### A. Call to order & Flag salute

A duly noticed Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Board of Directors was held on Wednesday, November 12, 2014, at the Ebell of Los Angeles, 743 S. Lucerne Blvd., Los Angeles. President Owen Smith called the meeting to order at 7:02 p. m. The Pledge of Allegiance was led by Frances McFall.

#### B. Board Roll call

Ten of the 21 Board Members were present at the Roll Call, which is not a quorum: Jeffrey Carpenter, William Funderburk, Michael Genewick, John Gresham, Joseph Hoffman, Frances McFall, Owen Smith, Julie Stromberg, Greg Wittmann and James Wolf. Karen Gilman (Alternate for Jane Usher), Clinton Oie, and Fred Mariscal arrived later. Eight Board Members were absent and not represented by an Alternate: Patricia Carroll, Ann Eggleston, Jack Humphreville, Patricia Lombard, Jason Peers, Dorian Shapiro, Daniel Whitley and John Winther. The GWNC quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) is 13 (see <http://empowerla.org/wp-content/uploads/2012/07/Greater-Wilshire-NC-Bylaws.pdf>), so at this time the Board could only take public comments and could not have any discussions, make any Motions or take any votes. All 21 Board Seats were filled. No Board Seats were vacant (some Alternate Seats were vacant). Also attending: Board Alternate Colette Amin and 32 Stakeholders and guests.

### **2. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS:**

(Representatives from government offices and community-based organizations)

#### 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; <http://CD4.LACity.org>), reported that a Groundbreaking was held for the refurbished Harold Henry Park.

#### B. CD5 Update (John Darnell)

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

#### C. LAPD Senior Lead Officer Hebel Rodriguez

Hebel Rodriguez, LAPD Wilshire Division Senior Lead Officer (office 213.473.0476; mobile/text phone 213.793.0715; 35738@LAPD.LACity.org), reported that a “burglary

task force will continue on through the holidays.” See [www.LAPDWilshire.com](http://www.LAPDWilshire.com) for crime statistics.

*Alternate Board Member Karen Gilman (for Jane Usher) arrived at this time, making 11 Board Members (or their Alternate(s)) present, two short of the GWNC quorum of thirteen.*

### **3. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**

[*This Agenda Item was addressed after Item #4. B.*] Eric Wegenberg and Jay Beeber, City Council District Four candidates, described their backgrounds.

*Board Member Fred Mariscal arrived at this time, making a quorum of 13 Board Members (or their Alternate(s)) present. Now the Board could take binding votes on Agendized Items.*

### **4. PRESENTATIONS**

#### **A. GWNC Citizen Recognition Award: June Bilgore (Fred Mariscal)**

Ms. Bilgore is being honored for her many years of service to the community through the Windsor Square-Hancock Park Historical Society and its annual garden tour, the Ebell of Los Angeles, the Windsor Square Association, JADV-jemba.org and other local organizations.

Stakeholder Collette Amin spoke on behalf of June Bilgore and described Ms. Bilgore’s extensive community service. Ms. Bilgore thanked the GWNC for the Award.

#### **B. Live Nation presentation regarding Greek Theater status (Jennifer Lao, The Robert Group)**

Brett Gallagher of Live Nation spoke of the opportunity to manage the Greek Theatre. Copies were distributed of a “Why Nederlander/AEG Live for the Greek Theatre” handout. Rena Wasserman, the Greek Theatre Manager for the Nederlander Group, described differences between their management offer and the Live Nation offer.

*Board Member Clinton Oie arrived at this time, making 12 Board Members (or their Alternate(s)) present, one short of the GWNC quorum of thirteen. [This was before Mr. Mariscal arrived.]*

#### **C. L.A. Team Mentoring thank-you and report on how it used its 2014 GWNC Neighborhood Purposes Grant (Natalie Simons, LATM)**

Ms. Simons was not present; there was no report.

### **5. ADMINISTRATIVE ITEMS:**

#### **A. Review and adoption of October 8, 2014, minutes**

**MOTION** (by Mr. Gresham, seconded by Mr. Funderburk): The Greater Wilshire Neighborhood Council approves the Minutes of its October 8, 2014 General Meeting as written.

**MOTION PASSED** unanimously by a hand vote with all 13 in favor.

**6. BOARD & COMMITTEE MEMBER REPORTS** (including discussion and possible action items, if listed):

A. President

- i. Board Vacancies – Still have openings for Alternate Board Members for the following seats: Area 2 – Citrus Square; Area 3 – Country Club Heights; Area 9 – Oakwood/Maplewood/St. Andrews; Area 12 – Western-Wilton; Education; Other Non-Profit; and Religion.

Mr. Smith noted the vacancies.

- ii. Ethics & Funding Training reminder. *[The following is from the Agenda.]* All Board Members and alternates must complete ethics training in order to vote on funding motions before the Board. The course is available online at <http://ethics.lacity.org/education/ethics2007/?audience=done>. In addition to Ethics training, all Board Members and alternates are also **REQUIRED** to take a new funding training course (about the new system of NC checking accounts that will be launched soon). The course is at <http://www.slideshare.net/EmpowerLA/nc-checking-account-training-62413>. The last page of the presentation contains a link <http://www.empowerla.org/Boardregistration> - to a completion form you can submit to register your attendance. Board members and alternates **MUST** complete both trainings to be eligible to vote on funding-related matters. [Tables are in the Agenda that show which Board Members and Alternates need to complete trainings.]

Mr. Smith noted the above.

- iii. Code of Conduct Forms -- All Board Members and Alternates are required to read the new Neighborhood Council Code of Conduct Policy (see handout) and sign the attached form.

Mr. Smith and GWNC Administrative Consultant Elizabeth Fuller noted the above.

B. Treasurer (Discussion and Board Action, as indicated) (Carroll/Fuller)

- i. Approval of Monthly Expenditure Report (Discussion and Board action)

GWNC Administrative Consultant Elizabeth Fuller distributed and reviewed the “Monthly Expenditure Report for October 2014.”

**FUNDING MOTION** (by Mr. Gresham, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council approves its “Monthly Expenditure Report for October 2014.”

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 12 eligible voters present with all 12 in favor (“Yes” or “Aye”) (Carpenter, Funderburk, Genewick, Gilman, Gresham, Hoffman, Mariscal, McFall, Oie, Smith, Stromberg and Wolf); none opposed (“No” or “Nay”); none abstained.

- ii. Approval of individual expenses during the month of September (Discussion and Board action)

Ms. Fuller reviewed the individual expenses during the month of October (September already had been approved).

**FUNDING MOTION** (by Mr. Gresham, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council approves the individual expenditures it made in October 2014.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 12 eligible voters present with all 12 in favor (“Yes” or “Aye”) (Carpenter, Funderburk, Genewick, Gilman, Gresham, Hoffman, Mariscal, McFall, Oie, Smith, Stromberg and Wolf); none opposed (“No” or “Nay”); none abstained.

- iii. Approval of Board Member reimbursement to Greg Wittmann for purchase of food for Western Ave. Great Streets Visioning Walk event

Mr. Wittmann indicated that he will pay for the food and will not request reimbursement. No Motion was made.

- iv. Update on status of current year contracts for Wilshire United Methodist Church, Ebell of Los Angeles and Elizabeth Fuller (as previously approved by the Board)

Ms. Fuller indicated that we have no news from DONE on contract renewals.

C. DWP MOU Liaison (Humphreville)

Update on potential rate increases, the Power Systems Integrated Resource Plan, and the Water Systems involvement in the City’s One Water 2040 plan. Discussion and possible Board action to support the Recycled Water Advisory Group Consensus Statement (see handout). Proposed motion: [see the below Motion].

Mr. Humphreville was not present.

**MOTION** (by Mr. Genewick, seconded by Mr. Carpenter): The Greater Wilshire Neighborhood Council supports the Recycled Water Advisory Group Consensus Statement.

**MOTION PASSED** unanimously by a roll call vote of the 13 voters present with all 13 in favor (“Yes” or “Aye”) (Carpenter, Funderburk, Genewick, Gilman, Gresham, Hoffman, Mariscal, McFall, Oie, Smith, Stromberg, Wittmann and Wolf); none opposed (“No” or “Nay”); none abstained.

D. City Budget and NC Budget Advocates (Humphreville)

Update on the status of the City Budget, the impact of LACERS’ lowering of its investment rate assumption, and recent trend in revenues.

Mr. Humphreville was not present.

Mr. Smith and Ms. Fuller explained a short-notice request (received after the agenda for this meeting was published) from the NC Budget Advocates to support a motion in favor of the city releasing “Emergency Appointment positions” to the severely under-staffed

Department of Neighborhood Empowerment. Ms. Fuller explained the Brown Act procedure for voting on short-notice items that require an immediate vote.

**MOTION for EMERGENCY CONSIDERATION** (by Mr. Carpenter, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council will CONSIDER the Motion that follows this.

**MOTION for EMERGENCY CONSIDERATION PASSED** unanimously by a roll call vote of the 13 voters present with all 13 in favor (“Yes” or “Aye”) (Carpenter, Funderburk, Genewick, Gilman, Gresham, Hoffman, Mariscal, McFall, Oie, Smith, Stromberg, Wittmann and Wolf); none opposed (“No” or “Nay”); none abstained.

**MOTION** (by Mr. Gresham, seconded by Mr. Carpenter): The Greater Wilshire Neighborhood Council will send a letter requesting that the City “release Emergency Appointment positions” to the L.A. Dept. of Neighborhood Empowerment (DONE).

**MOTION PASSED** unanimously by a roll call vote of the 13 voters present with all 13 in favor (“Yes” or “Aye”) (Carpenter, Funderburk, Genewick, Gilman, Gresham, Hoffman, Mariscal, McFall, Oie, Smith, Stromberg, Wittmann and Wolf); none opposed (“No” or “Nay”); none abstained.

E. LANCC Report (Humphreville)

Update from the November 1 LANCC meeting.

Discussion and possible Board action to adopt or support Valley Alliance of Neighborhood Councils (VANC) recommendations to the 2014 Congress of Neighborhoods (see handout).

Ms. Fuller explained the recommendations. There was discussion of what a conflict of interest may be considered to be. Mr. Smith requested and it was agreed to TABLE this Item to the next Board Meeting.

F. Outreach Committee (Mariscal)

i. Larchmont Family Fair wrap-up. Discussion of GWNC booth activities.

Mr. Mariscal described the successful outreach event.

ii. Western Ave. Great Streets Visioning Walk wrap-up. Discussion of event activities and attendance. (Wittmann)

Mr. Wittmann reported that “over 35 residents” participated; he described the event, outreach with businesses and participant Visioning discussions.

iii. CD4 candidate forum. (Discussion and possible Board action.) – Overview of recent communications with MCWCC on possible jointly held forum, to replace the GWNC forum originally planned for the February, 2015 Board Meeting. (Lombard)  
Recommended motion: [see the below Motion].

Mr. Mariscal described the event probably to be held at LACMA on January 29<sup>th</sup>.

**MOTION** (by Mr. Hoffman, seconded by Mr. Carpenter): The Greater Wilshire Neighborhood Council will plan and sponsor a CD4 Candidate Forum jointly with the Mid-City West Community Council, to be held separately from a GWNC Board Meeting.

**DISCUSSION:** It was said that the MCWCC may be able to reserve the LACMA Auditorium for free.

**MOTION PASSED** unanimously by a roll call vote of the 13 voters present with all 13 in favor (“Yes” or “Aye”) (Carpenter, Funderburk, Genewick, Gilman, Gresham, Hoffman, Mariscal, McFall, Oie, Smith, Stromberg, Wittmann and Wolf); none opposed (“No” or “Nay”); none abstained.

iv. LAPD Olympic Division forum – Discussion of November 4 event if available.

There was no report.

v. Neighborhood “Top 10” priorities lists. Discussion/overview of efforts to gather “top 10” issues lists from our neighborhood associations, to help prioritize Board activities and help individual associations as needed. Still need lists from Brookside, Fremont Place, Hancock Park, Larchmont Village, Melrose, Western-Wilton and Windsor Square. Spreadsheet now available on Google Docs at [https://drive.google.com/folderview?id=0BxH\\_mJhUJSCvWGVdYjNjZ0pMalU&usp=sharing](https://drive.google.com/folderview?id=0BxH_mJhUJSCvWGVdYjNjZ0pMalU&usp=sharing). (Hoffman)

Mr. Mariscal noted the above.

G. Transportation Committee (Michelle Owen/Julie Stromberg)

i. Preview of December Transportation Committee meeting and possible agenda items.

Ms. Stromberg indicated that the Committee may meet December 1<sup>st</sup>.

H. Land Use Committee (Wolf)

*[Each Item’s Issue/first paragraph is directly from the Agenda.]*

i. Interim Control Ordinance (ICO) – Council File 14-0656 -- for neighborhoods (including La Brea-Hancock and Larchmont Village) while city works on revisions to its anti-mansionization ordinance (Discussion and Board action) – The GWNC Land Use Committee recommended at its October 28 meeting that the Board support the City Council’s proposed Interim Control Ordinance to prevent tear-downs in neighborhoods where RFAs, HPOZs or other protective measures are being planned, while the city reviews proposed changes to its Baseline Mansionization Ordinance. The City Council voted on November 4 to adopt the ICO. Mr. Wolf read aloud the below Motion.

**MOTION** (by Mr. Wolf, seconded by Mr. Carpenter): The Greater Wilshire Neighborhood Council, recognizing that considerable time is elapsing before the City can process and fully implement needed amendments to the Baseline Mansionization Ordinance, applications for Residential Floor Area Amendments, applications for Historic Preservation Overlay Zones, and other neighborhood conservation measures,

urges the City Council to adopt an Interim Control Ordinance (ICO) to prohibit all demolitions of single-family residences in proposed HPOZ and RFA districts, until appropriate amendments to the Baseline Mansionization Ordinance have been adopted and put into force, and allow additional neighborhoods to subsequently petition for protection under the ICO.

**MOTION PASSED** unanimously by a roll call vote of the 13 voters present with all 13 in favor (“Yes” or “Aye”) (Carpenter, Funderburk, Genewick, Gilman, Gresham, Hoffman, Mariscal, McFall, Oie, Smith, Stromberg, Wittmann and Wolf); none opposed (“No” or “Nay”); none abstained.

- ii. Development of five condominiums at 4806 W. Elmwood (Discussion and Board action) -- The LUC first reviewed this project in August. Representatives returned in September to provide a requested landscaping plan. During that discussion, committee members expressed concerns about neighborhood context and compatibility, garage openings and vents below windows of residential spaces, design of planter areas, lack of usable outdoor space and other details. The GWNC Board voted to oppose the project as presented, but encouraged the developers to return with any revisions. Applicants returned to the October Land Use Committee meeting with modifications to the garage ventilation and other changes, but Committee members expressed continued concerns with location of the AC compressors, mis-labeled elevations and the views from adjoining properties. No hearing dates are scheduled yet. Mr. Wolf read aloud the below LUC recommended motion.

Copies were distributed of a Vesting Tentative Tract Map.

**MOTION** (by Mr. Wolf, seconded by Ms. Gilman): The Greater Wilshire Neighborhood Council will once again oppose the development of five condominiums at 4806 W. Elmwood as currently presented, but encourage the representatives to return to the Committee with design revisions before any city hearings are scheduled.

**MOTION PASSED** unanimously by a roll call vote of the 13 voters present with all 13 in favor (“Yes” or “Aye”) (Carpenter, Funderburk, Genewick, Gilman, Gresham, Hoffman, Mariscal, McFall, Oie, Smith, Stromberg, Wittmann and Wolf); none opposed (“No” or “Nay”); none abstained.

- iii. Application for a density bonus for a 46-unit apartment project at 729-743 N. Hudson (Discussion and Board Action) – Developers first presented their project to the LUC in August. Project is a 27,000 sf, five-story building, zoned R3-1. It would have 46 units, including four very low income units. Parking is ground-level, per code, with 62 spaces plus ten “surplus” and 51 bicycle parking spaces. Applicants request additional height to create the fifth floor. Two curb cuts facilitate traffic flow. Committee members recommended adjustments to the landscaping and massing of the 5-story building after the first discussion. In October, applicants returned to the LUC and discussions centered on landscape and parking, and whether or some of the parking proposed for the rear of the building could be removed or relocated to create more landscaped green space in that location. The architects said they might be able to improve the landscaping, but could not move parking out of the area without having to do extensive re-designs that would trigger changes in the application and planning process. One neighbor spoke in

favor of the project, noting that a new, occupied and well-tended building will be better than the current neglected and squatter-occupied site (which the developers have taken positive steps to secure). LUC Recommended Motion: [see below]. [Note: Developer has since submitted a new rear-yard landscape plan (see handout) for review at tonight's meeting.]

Copies were distributed of the Master Land Use Permit Application. Mr. Wolf indicated that the developer appears to have met the intent of the Committee's request for landscaping to be increased.

**MOTION** (by Mr. Wolf, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council will support the proposed 46-unit apartment project at 729-743 N. Hudson, on the condition that a substantial portion of the rear yard be landscaped and that the applicant provide new rear yard landscaping plan to the GWNC before the November 12 Board meeting.

**MOTION PASSED** unanimously by a roll call vote of the 13 voters present with all 13 in favor ("Yes" or "Aye") (Carpenter, Funderburk, Genewick, Gilman, Gresham, Hoffman, Mariscal, McFall, Oie, Smith, Stromberg, Wittmann and Wolf); none opposed ("No" or "Nay"); none abstained.

- iv. Construction of a 4-story, 22-unit apartment complex with Density Bonus at 5022-26 Rosewood Ave. (Discussion and Board Action) – Developer is requesting a 32 ½% density bonus in return for providing two low-income units. Property is in the R3-1 zone. Discussion focused on whether applicants really need the FAR bonus they're requesting, the lack of contextual information in the presented drawings, and possible issues with views from adjoining properties. Nearby neighbors expressed concerns about height, loss of mature trees and other natural lot features for the construction, traffic, safety noise and appropriate context among the existing older homes in the neighborhood. Mr. Wolf read aloud the below LUC Recommended Motion.

Copies were distributed of the Master Land Use Permit Application.

**MOTION** (by Mr. Wolf, seconded by Mr. Carpenter): The Greater Wilshire Neighborhood Council will oppose the construction of a 4-story, 22-unit apartment complex with Density Bonus at 5022-26 Rosewood Ave. as currently proposed and recommend that the applicants return with revisions that address the concerns regarding Floor Area Ratio, neighborhood context, topography, orientation of balconies, height and landscaping.

**MOTION PASSED** unanimously by a roll call vote of the 13 voters present with all 13 in favor ("Yes" or "Aye") (Carpenter, Funderburk, Genewick, Gilman, Gresham, Hoffman, Mariscal, McFall, Oie, Smith, Stromberg, Wittmann and Wolf); none opposed ("No" or "Nay"); none abstained.

- v. Application for a CUB to allow continued sales of a full line of alcoholic beverages at a restaurant at 3700 W. Olympic Blvd. (just across the street from the GWNC's southern border). (Discussion and Possible Board Action) – Applicant is seeking a standard, legally-mandated renewal of a CUB that has existed at the Bakung Barbeque restaurant



since 2006. There is no live entertainment, dancing or karaoke allowed, and applicant says LAPD has received no complaints. (Note: The Land Use Committee usually does not get involved in routine renewals when no new privileges are being sought, and no complaints have been received regarding the property.) No vote was taken or recommended.

Mr. Wolf described that “it’s just across the street from the [GWNC] boundary” but is of interest because it affects the GWNC area.

- vi. Possible agenda items for upcoming LUC meetings (no action at this time):
  - a. Development of a 162-unit, 7-story apartment complex at 700 S. Manhattan Pl.
  - b. Construction of a 4-story, 11-unit apartment complex, with Density Bonus and two on-menu incentives at 5036 Rosewood Ave.
  - c. Construction of a 30-unit apartment building at 4180 W. Wilshire Blvd.
  - d. Change of Use to convert the old Scottish Rite Temple to a private, non-profit museum at 4357 W. Wilshire Blvd.
  - e. Construction of an unmanned wireless telecommunications facility atop an apartment building at 407 S. Gramercy
  - f. Renewal of a full-line liquor CUB (with later closing time) at the Ebell of Los Angeles, 743 S. Lucerne
  - g. Development of a parking lot into 22 townhouse units over subterranean parking at 612 Norton.
  - h. Development of a 5-unit Small Lot Subdivision project at 856 S. Wilton
  - i. Density bonus project at 801-813 N. Hudson

## **7. BOARD MEMBER COMMENTS/ANNOUNCEMENTS**

A. Next meeting, Wednesday, December 10, 7:00 p.m.

Mr. Funderburk thanked the GWNC for sending an October 24<sup>th</sup> letter to City Council District Four about the Avalon Wilshire apartment building . He wanted and Mr. Smith agreed to Agendize an update this topic for the next Meeting. William Delvac (www.agd-landuse.com), representing Avalon Bay, stated that he “would like to meet with” the GWNC to resolve concerns. He also said “the people who were involved at the time of the Agreements are no longer with the company.” Ms. McFall would like help getting City Council attendees to be more visible on City Council broadcasts.

## **8. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS**

Mr. Gresham reported that he and Board Member Jane Usher are reviewing the GWNC bylaws for a possible adjustment to introduce staggered election terms for our board members.

## **9. ADJOURNMENT**

Mr. Smith declared and the Board agreed to **ADJOURN** the Meeting at 8:15 p.m.

Respectfully submitted,  
David Levin, Minutes Writer  
Edited by GWNC.