



Greater Wilshire Neighborhood Council General Meeting
December 11, 2013
MINUTES

1. **Call to Order** (Owen Smith)

A duly noticed Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Board of Directors was held on Wednesday, December 11, 2013, at the Ebell of Los Angeles, 743 S. Lucerne Blvd., Los Angeles. President Owen Smith called the meeting to order at 7:04 p. m.

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

Greg Wittmann called the roll. Thirteen of the 21 Board Members were present at the beginning of the Meeting: Patricia Carroll, Ann Eggleston, Betty Fox, William Funderburk, Michael Genewick, John Gresham, Jack Humphreville, Frances McFall, Jeff McManus, Clinton Oie, Owen Smith, Daniel Whitley and Greg Wittmann. The Pledge of Allegiance was led by Ms. McFall. Board Members absent and not represented by an Alternate: Jeffry Carpenter, Patricia Lombard, Fred Mariscal, Jason Peers, Joane Pickett, Jane Usher, Briana Valdez and James Wolf. 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. All 21 Board Seats were filled. No Board Seats were vacant (some Alternate Seats were vacant). Also attending: 11 Stakeholders and guests.

3. **Approval of the Minutes** (Jeffry Carpenter)

A. Approval of the Minutes of the November 13, 2013 General Meeting

MOTION (by Mr. Gresham, seconded by Mr. Whitley): The Greater Wilshire Neighborhood Council approves the Minutes of its November 13, 2013 General Meeting and November 26, 2013 Special Meeting as written.

MOTION PASSED by a hand vote with no objection.

B. Approval of the Minutes of the November 26, 2013 Special Meeting
See Item #3. A.

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

Mr. Humphreville described the “Los Angeles Parking Freedom Initiative” (Facebook.com/LosAngelesParking; 657-464-PARK (7275); LAParkingFreedom@gmail.com) which claims that the City is using parking fines “as a revenue source.” The group wants to have a ballot Measure.

A. Board Vacancies

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

B. Ethics & Funding Training –

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 which Alternates have completed which trainings.]

Mr. Smith noted the above.

5. **Local Government Updates**

A. Mayor's Office (Yeghig Keshishian)

Mr. Keshishian was not present and there was no report.

B. CD4 Update (Ben Seinfeld)

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

C. CD5 Update (John Darnell)

Christine Short of L.A. City District Five Councilman Paul Koretz's Office (310-289-0353; www.lacity.org/council/cd5), reported that the City can pick up Christmas trees.

6. **Community Concerns/Public Comments**

There were no concerns or comments at this time.

7. **Election Committee Report** (Barbara Savage)

A. Venue options/possible change

Alternate Board Member Barbara Savage showed and distributed copies of slides and described procedures for January 2 – February 17th Candidate filing for the Sunday, March 30, 2014 Election. Extensive outreach will be made and a Candidate Forum will be held. She reviewed Election venue options including Wilshire Crest Elementary School; The Barking Lot parking lot; and the Larchmont Farmers Market. Ms. Savage presented a draft budget for Candidates outreach and the Election. The estimated cost could be \$5,365. Stakeholder Elizabeth Fuller relayed that Jay Handal, the DONE [L.A. Dept. of Neighborhood Empowerment] IEA (Independent Election Administrator) (213-978-1551; Jay@EmpowerLA.org); www.EmpowerLA.org) recommended that the GWNC “put a lot more money into” the Election than it has before. The Mayor's goal is to have at least one percent of each Neighborhood Council's Stakeholders vote. One percent of the GWNC's estimated 50,000 population equals 500 Stakeholders. Ms. Carroll noted that “the City is suggesting that we spend at least \$3,700” on the Election. Ms. Fuller said that Mr. Handal is opposed to using Wilshire Crest as the Election venue; he said the venue “should be a high-traffic area.” There was extensive discussion about Election venue options.

MOTION (by Mr. Whitley, seconded by Mr. Funderburk): The Greater Wilshire Neighborhood Council will hold its Sunday, March 30, 2014 Election at Wilshire Crest Elementary School.

MOTION PASSED by a hand vote with nine in favor; and four abstentions.

B. Outreach plan

In discussing the plan presented by Ms. Savage, Mr. Whitley and others stated that yard signs would not be useful without the March 30th Election date on them.

FUNDING MOTION (by Mr. Whitley, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council allocates funding up to \$3,700 for its Sunday, March 30, 2014 Election outreach plan, not to include yard signs, details to be determined by the GWNC Election Committee.

DISCUSSION: There was discussion of the costs.

FUNDING MOTION PASSED by a hand vote with 12 in favor; one abstained.

C. Election budget proposal & GWNC budget adjustment

FUNDING MOTION (by Mr. Gresham, seconded by Mr. Funderburk): The Greater Wilshire Neighborhood Council amends its Fiscal Year 2013-2014 Budget to include costs for its Sunday, March 30, 2014 Election.

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

D. Update on bylaws adjustment for elimination of term limits (Smith)

Mr. Smith said he was sure our bylaws amendment to eliminate term limits (voted on at our last meeting) would be approved by DONE.

8. Treasurer's Report and Budget Items (Patti Carroll & Elizabeth Fuller)

A. Monthly Budget Reports/Expenditures Approvals

Copies of the "Monthly Expenditure Report for November 2013" were distributed. Ms. Fuller reviewed it.

FUNDING MOTION (by Mr. Gresham, seconded by Ms. Carroll): The Greater Wilshire Neighborhood Council approves its Monthly Expenditure Report for December 2013.

FUNDING MOTION PASSED unanimously by a roll call vote of the 11 eligible voters present with all 11 in favor ("Yes" or "Aye") (Carroll, Eggleston, Funderburk, Genewick, Gresham, Humphreville, McFall, Oie, Smith, Whitley and Wittmann).

Ms. Fuller also distributed individual Expense Approval forms for the six items listed on the Monthly Expenditure Report (Handouts for the November Board Meeting, Handouts for the November Land Use Meeting, the December ad in the Larchmont Chronicle, Maintenance of the Wilton Islands in October and November, and two payments for Minutes Writing services to Lloyd Staffing for David Levin.

FUNDING MOTION (by Ms. Carroll, seconded by Ms. Eggleston): The Greater Wilshire Neighborhood Council approves the individual expenses from November 2013.

FUNDING MOTION PASSED unanimously by a roll call vote of the 11 eligible voters present with all 11 in favor (“Yes” or “Aye”) (Carroll, Eggleston, Funderburk, Genewick, Gresham, Humphreville, McFall, Oie, Smith, Whitley and Wittmann).

B. YTD Budget Report.

Ms. Fuller presented the GWNC’s “Monthly Spending Report – Fiscal Year 2013-2014, as of 12/1/13” and the YTD budget report. (These items are unique to our Council and do not require board approval.)

C. Adoption of Funding Request Deadline & Group Review Date

Ms. Fuller described Ms. Carroll’s idea “to set a deadline” for community projects funding. There was discussion of how the GWNC could consider requests.

MOTION (by Ms. Carroll, seconded by Mr. Whitley): The Greater Wilshire Neighborhood Council will hear presentations of funding requests at its December, January, February and March General Board Meetings and will vote on funding them at its April 2014 Meeting.

MOTION PASSED by a hand vote with 11 in favor, 0 opposed and 0 abstentions.

D. Funding Request: L.A. Drama Club (Blair Baron Larsen)

Copies of a Neighborhood Purposes Grant application were distributed. Julia Wyson, Executive Director of the L.A. Drama Club (www.losangelesdramaclub.com), noted that the GWNC funded them last year and described their programs. There will be three programs this year for their Shakespeare Youth Festival. They are asking for \$2,000 in funding. Ms. Wyson said that scholarships are available and that 24 of last year’s class of 28 were from the GWNC area. (Note: as per the above motion, this request will be held until April, when all funding requests to date are voted on.)

9. DWP Oversight (Jack Humphreville)

[*This Agenda Item was addressed after Item #10.*] Mr. Humphreville reported that there probably will be rate hikes in January and that the DWP is working to correct billing system problems. In addition, Board of Public Works Commissioners asked for an investigation of the DWP-connected Training Institute accounting.

10. City Budget Issues (Humphreville)

Mr. Humphreville reported that City employee union labor negotiations will begin around June and that the City is considering privatizing L.A. Zoo operations.

11. Old Business

A. Letter from Mike Feuer, update on prospective marijuana dispensary at 215 North Larchmont Blvd. (Pickett)

[This Agenda Item was addressed after Item #17. D.] Copies of the letter were distributed and Mr. Smith noted the above.

12. New Business

Mr. Funderburk reported that the La Brea-Hancock Neighborhood Association has new Officers.

13. Transportation Committee (Gerda McDonough)

A. Bureau of Street Services “NC Blitz”/Selected Repair Locations

Ms. McDonough described the effort and distributed copies of a proposed letter to the City. Repairs will be made January 14th; she encouraged submitting street repair needs.

MOTION (by Mr. Gresham, seconded by Mr. Whitley): The Greater Wilshire Neighborhood Council will submit a letter including a list of project proposals for the L.A. Bureau of Street Services to make street repairs in the GWNC area.

MOTION PASSED by a hand vote with no objection.

B. Metro request for extended hours for subway construction

Ms. McDonough reported that Windsor Village is being affected; Metro, City Council District Four and Stakeholders will meet December 17th.

C. Requests for Engineering Studies for Improvement Districts

i. Engineering Study for Alley Improvement Assessment District: Carling Way to 6th Street between Sycamore and La Brea.

Ms. McDonough described the issue and distributed copies of a proposed letter to the City. Mr. Funderburk observed that most of the damage is due “to the commercial businesses . . . the residents do not have access to that alley” and don’t want to be assessed for improvements. Mr. Gresham reminded that “this is just a traffic study.”

MOTION (by Mr. Gresham, seconded by Mr. Oie): The Greater Wilshire Neighborhood Council will submit a letter to the City of Los Angeles requesting an Engineering Study for an Alley Improvement Assessment District: Carling Way to 6th Street between Sycamore and La Brea.

MOTION PASSED by a hand vote with no objection.

ii. Engineering Study for Street Pavement Reconstruction Assessment District: Hancock Park and Windsor Square [selected segments and locations to be determined].

There was discussion that the City is not repairing concrete streets and whether to request that the City repair them or use less expensive asphalt.

D. Request to Support MCCC Rubber-Wheeled Trolley Project

Copies of an informational flier and draft letter to City Councilmembers Tom LaBonge and Paul Koretz were distributed. The letter supports a trolley running north and south along La Brea from Wilshire to 3rd St. and west of La Brea.

MOTION (by Mr. Whitley, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council supports a Rubber-Wheeled Trolley Project in the Mid City West Community Council – GWNC area.

MOTION PASSED by a hand vote with no objection.

14. Outreach Committee (Fuller)

A. Report on Saturday, November 30th Committee meeting

Ms. Fuller reported that the Committee met but there was no quorum. Future Meetings will be on fourth Saturdays, with the meetings between now and March focusing heavily on Election preparations. She urged all who are interested in working on our elections to attend the Outreach Committee meetings.

15. Board Member Reports and Comments

A. Update on Board Member opt-out option for paper copies at Board Meetings, WiFi connection at Ebell (Wittmann)

Mr. Wittmann reported that he is in communication with the Ebell about this.

B. Letter of Commendation to Ralphs store on reconstruction of their sidewalks and replacement of 11 street trees (Carpenter)

Mr. Carpenter was not present; Ms. Fuller relayed that Mr. Carpenter would like for the Board to send such a letter, and that he would like to hear from people who are interested in removal of tree stumps and replacement of street trees in their areas.

16. Public Comments

There were no public comments at this time.

17. Land Use Committee (James Wolf)

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

A. **Qualified “Q” Zone Overlay addressing height, density and setbacks for area represented by South Hollywood Neighborhood Association**

Issue: The new SoHo Neighborhood Association, representing the 700-800 blocks of N. June St., Cherokee Ave., Las Palmas Ave. and McCadden Pl. (a sub-section of GWNC’s Area 8/Melrose Area) is seeking to preserve neighborhood density and character, in the face of increasing small lot subdivision projects, by obtaining a new zoning overlay. The overlay area would restrict new construction to a maximum of two stories and 30 ft. in height, front yard setbacks of 25 feet, rear yard setbacks of 16 feet and allow for a total floor area on all buildings not to exceed 0.5 times the building area of the lot, regardless of lot size. Committee Members discussed a variety of potential options and changes in the specific details and language of the proposed overlay zone, but in the end opted for a generalized motion of support. **Recommended motion:** [see the below Motion].

Mr. Wittmann described the project.

MOTION (by Mr. Wittmann, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council supports the SoHoNA’s efforts to obtain the zoning overlay restrictions.

DISCUSSION: Mr. Gresham “urged” supporting the Motion.

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

B. Mixed Use Development with 138 units and 12,500 square feet of retail space at 5100 Wilshire Blvd. (old Oasis Church/Four Star Theater site)

Issue: Applicants presented the newest version of their plans for this six-story project, which have gone through several design iterations as a result of ongoing discussions with the Sycamore Square Neighborhood Association. Initially, the neighborhood supported the request for a zoning change from [Q]C2-1 to (T)(Q)RAS-4-1-0 on part of the site (the major entitlement request), but had concerns about the proposed design of the building and how it would fit into the Art-Deco heritage of the surrounding community. After discussions with neighbors, the applicants conducted a historical resources study of the property and presented modifications in massing, lines and materials, as well as additional design elements reminiscent of the old theater, which neighborhood representatives said they could support (a formal SSNA Board vote was scheduled for the Sunday after the LUC meeting). Parking, landscaping, density, building materials and other elements of the project were also reviewed, but raised no major concerns.

Recommended motion: [see the below Motion]. [Note: the SSNA did subsequently vote to support the project at its December 1 Board Meeting.]

Mr. Wittmann described the project.

MOTION (by Mr. Wittmann, seconded by Ms. Carroll): The Greater Wilshire Neighborhood Council supports the Mixed Use Development with 138 units and 12,500 square feet of retail space at 5100 Wilshire Blvd. project contingent on support of the Sycamore Square Neighborhood Association.

DISCUSSION: Mr. Whitley encouraged awareness of the need for open and recreational space, libraries and pedestrian access. Ms. Eggleston described project features. Ms. Fuller described the developer's efforts to recognize and include historical features, saying "they were extremely responsive."

MOTION PASSED by a hand vote with 10 in favor; three opposed.

C. Small lot subdivision at 816-818 N. June

Issue: After an initial presentation a few months earlier, in which neighbors from the South Hollywood Neighborhood Association presented serious concerns about the height and architectural compatibility of the proposed 10-unit project, applicants returned with a new design that has reduced heights (the buildings now appear to be just two stories from most angles), increased setbacks and a Spanish-influenced character more similar to many nearby properties. Representatives from the SoHoNA expressed their satisfaction with the revisions and their support of the project, with several conditions (including no street widening). The developers have agreed to all of the conditions.

Recommended motion: [see the below Motion].

Mr. Wittmann described the project.

MOTION (by Mr. Wittmann, seconded by Ms. Eggleston): The Greater Wilshire Neighborhood Council supports the small lot subdivision at 816-818 N. June project and requested height variance, contingent on the conditions presented by the South Hollywood Neighborhood Association.

MOTION PASSED by a hand vote with no objection.

D. Zone change application for Flywheel spinning studio (147 N. Larchmont Blvd.)

Issue: The stationary bike studio and retail store opened a few months ago, in a location where zoning “Q” conditions listing types of allowed businesses did not specifically permit fitness studios. The business applied for a variance shortly after opening, but was told by the City that a zone change for the property would be the correct remedy. The application requests that “indoor stationary cycling studio” (a type of business that didn’t exist when the “Q” conditions were originally adopted) be added to the list of approved uses for this parcel. The City hearing on the application was on December 4, but applicants have requested that the file be held open for comments and GWNC input for 30 days.

Recommended Motion: [see the below Motion].

MOTION (by Mr. Wittmann, seconded by Ms. Carroll): The Greater Wilshire Neighborhood Council supports the requested zone change.

MOTION PASSED by a hand vote with no objection.

[NOTE: The following item is presented for information only; no Board action is requested or required at this time.]

E. Application for ABC liquor license renewal and extension of hours for Jajungguh Café (4653 W. Beverly)

Issue: This business has gone through several owners and incarnations (the Bicycle Club, Dubai, etc.), which have created numerous problems in the community. It is currently not operating, but the owners have apparently kept the liquor license active and have applied for a renewal and extended hours. These requests are actively opposed by neighbors in the Dover Apartments next door, whose residents have lodged numerous complaints regarding noise, customer activity, etc. (Note: there is also another active restaurant, Gon Ji Am, next door to Jajungguh in the same mini-mall, at the same address, which also increases noise and late night activity in the neighborhood.) Neighborhood representatives did not attend the LUC meeting, however, and there have been no CUP filings with the City, so the LUC will do further research and re-agendize the issue at a future meeting.

Other potential agenda items for future LUC meetings:

- Application for parcel map to divide a lot into two lots at 800 N. Sycamore
- Presentation on plans for mixed-use development at 5100 Wilshire Blvd. (Oasis Church site)
- Condo development at 853-859 S. Lucerne
- Building line repeal at Kangnam Restaurant (4103 W. Olympic Blvd.)
- 30-unit development at Wilshire/Crenshaw

[Please note that the Land Use Committee WILL NOT meet in December. The next Land Use meeting will be on January 28, 2014]

18. Announcements and Adjournment

Mr. Smith noted the next General Board Meeting date: Wednesday, January 8, 7:00 p.m. He declared and the Board agreed to **ADJOURN** the Meeting at 8:47 p.m.

Respectfully submitted,
David Levin
Minutes Writer