

WESTWOOD NEIGHBORHOOD COUNCIL MINUTES

JULY 12, 2017

WESTWOOD PRESBYTERIAN CHURCH, 10822 WILSHIRE BLVD. LOS ANGELES, CA
90024

1. CALL TO ORDER

President Lisa Chapman called the meeting to order at 7:07 p.m. Board members in attendance were Cyrus Baraghoush, Angus Beverly, Connie Boukidis, Sandy Brown, Lisa Chapman, Caroline Conway, Chantelle Eastman, Roozbeh Farahanipour, Philip Gabriel, Ann Hayman, Trent Jolly, Stephen Resnick, Scott Whittle, and Laura Winikow. Board members excused were David Lorango, Mitchell Keiter, Marcello Robinson, and Mark Rogo. A quorum was present. There were 21 stakeholders and guests present.

2. APPROVAL OF MINUTES

Scott Whittle moved to approve the minutes of the June 14, 2017 meeting, seconded by Angus Beverly, and approved unanimously with the exception of Roozbeh Farahanipour, who abstained.

3. COMMENTS BY PUBLIC OFFICIALS

A. County Supervisor Sheila Kuehl's representative, West Metro Deputy Director Stephanie Cohen, introduced herself and announced the opening of the first westside office for the Third District at Santa Monica Blvd. and Corinth Avenue.

B. CD5 Field Deputy Jasmine Shamolian gave an update on parkway parking, which will start being cited on August 1st. The dog park at Westwood Park is 75% finished and should be opening in early August. A zipline structure will be installed at Aidan's Place.

C. UCLA representative Marco Perez reported that the building at 885 Levering Avenue will be demolished this month and construction of a new building is projected to take from September 2017 to August 2019. Geffen Academy will be opening this fall and it may be possible to tour the facility.

4. WESTWOOD VILLAGE BUSINESS IMPROVEMENT DISTRICT

Executive Director Andrew Thomas announced that the new Farmer's Market operator started last week and that the premiere of The Emoji Movie will take place on July 23rd, with Broxton Avenue being partially closed off.

Philip Gabriel requested that the BID work with businesses to have a week's worth of welcome back activities and discounts for students instead of a one day event.

5. LOS ANGELES COUNTY TRANSPORTATION AUTHORITY

Eric Geier gave an overview of the upcoming Purple Line extension project. There will be community meetings so that people know what to expect. The approximate start date will be January 2018. First will come relocation of utilities for about a year, most work of which will be done at night, and then construction. The issue of a third portal was explained. Most stations have one portal but Westwood is going to have two half-portals, which will both be on the north side of Wilshire. The problem with a third portal is that due to the location on the south side of Wilshire it would have to be a full portal instead of a half portal, which isn't in the budget. A knockout panel will be installed so that possibly in the future a south side portal can be built, since having people crossing Wilshire Blvd. in a hurry in order to enter the station is a safety hazard and Westwood is projected to be the second busiest station after Union Station.

6. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

A. Stakeholder Eric Diamond reported that Verizon wants to install a 30 foot cell tower in the residential neighborhood. He contacted CD5 Field Deputy Jasmine Shamolian, who has contacted Verizon. Jasmine reported that the cell tower has not gone to the Board of Public Works yet. The problem is a state bill soon to be voted on which would allow cell phone companies to put a tower anywhere without any permitting process.

B. Several UCLA students made statements about the lack of entertainment for students in the neighborhood, the price and amount of housing near UCLA, and the fact that WWNC's elections are not held near UCLA. Graduate Student Association President Michael Skiles requested that a conversation be started about what types of student-oriented businesses WWNC will support, because there is a perception that WWNC doesn't support any.

Students were directed to the BID and told to speak to UCLA about affordable housing

because these issues are not in WWNC's purview. Connie Boukidis stated she will put changing WWNC's mission statement on the agenda in the near future.

7. STANDING COMMITTEE STATUS REPORTS

A. Executive—no report

B. Budget

Treasurer Laura Winikow reported that the budget for this fiscal year is \$42,000, with \$30,000 earmarked for Neighborhood Purpose Grants. Laura listed one June expenditure to be approved, temporary staffing services for help with LUPC agendas and other items not including minutes and transcription, \$93.50. Laura listed the July expenditures to be approved: facility rental \$100, facility set up \$75, temporary staffing services \$225.61, and printed material \$83.09. The July monthly expenditure report included the expenditures made for a total of approximately \$700 in expenses. The June and July expenditures and the MER were approved unanimously.

C. Land Use & Planning

Discussion/Action

1. Maharaja Restaurant

Case number: ENV-2017-2215-CE

Project Title: 1321 Westwood

Project Address: 1321 Westwood Blvd, Los Angeles, CA 90024

Contact Info: Terri Dickerhoff (213)422-1450

Project Description: Applicant seeks a conditional use permit for the on-site sale of beer and wine for a full service restaurant with hours from 11am-11pm Monday-Wednesday and 11am-12am Thursday-Sunday. 2604 square feet of restaurant with 70 seats and a parking variance for 0 spaces in lieu of the required 10 spaces.

Chair Connie Boukidis tabled this item.

Discussion/Action

2. 626 Landfair Avenue Los Angeles CA 90024

Case number: DIR-2017-1539

Project Title: 626 Landfair

Project Address: 626 Landfair Avenue, Los Angeles, CA 90024

Contact Info: Eric Yu, 213-220-0170

Project Description: Construction of 10 unit apartment building, two levels of basement parking (28 spaces), bicycle parking per Section 8F of the North Westwood Village Specific Plan, with maximum height per 12.21 1B(2) of the LAMC.

Nathan Freeman presented the project and stated that the height and setback were not issues, the the project was in compliance with code. A discussion ensued about the design, as it doesn't match the architecture already there on Fraternity Row. The board's consensus

Chair Connie Boukidis moved,

"The Westwood Neighborhood Council Board of Directors does not support the proposed project due to its incompatible design; style; color; materials; height that is noncompliant with the North Westwood Village Specific Plan; setbacks; etc. with the surrounding buildings and its location on UCLA fraternity row.

We urge the owner to consider rehabilitating and upgrading the existing building or design a building that is consistent with authentic Mediterranean style that also includes an affordable housing component."

Ann Hayman seconded and the motion was defeated by a vote of No: 9 (Cyrus

Baraghoush, Angus Beverly, Lisa Chapman, Caroline Conway, Chantelle Eastman, Philip Gabriel, Trent Jolly, Scott Whittle, Laura Winikow), Yes: 2 (Connie Boukidis, Ann Hayman), and Abstain: 2 (Sandy Brown, Stephen Resnick).

After the vote, a discussion about what WWNC should look at with regard to projects took place. Sandy Brown recommended that since the DRB looks at design, WWNC should be looking at other issues such as building height and parking. Connie Boukidis said she would discuss this with Matthew Quan at the DRB. Lisa Chapman stated that this is an issue which should be agendized in the future.

Philip Gabriel moved,

"The Westwood Neighborhood Council Board of Directors urges the Design Review Board to require the Applicant to incorporate an affordable housing component into this project."

Connie Boukidis seconded and the motion carried unanimously.

D. Outreach & Communications – no report

E. Homeless Task Force – no report

F. Budget Advocates – no report

G. Public Safety – no report

H. Transportation & Parking

Chair Angus Beverly stated that there should be coordination with Metro officials regarding the Purple Line's construction.

I. Bylaws – no report

J. WRAC – no report

K. Zoning & Violations – no report

8. OUTSIDE INFLUENCE ON THE BOARD

A. Discussion

President Lisa Chapman tabled this item.

9. UCLA STUDENT ENGAGEMENT COMMITTEE

A. Introduction of Motions to (1) Approve a UCLA Student Engagement Committee and (2)

To nominate a chair for the committee and approve members

The motions had to be changed to conform to the bylaws, so the words “ad hoc” were added before the committee name, and intent to turn it into a standing committee were added as well.

Lisa Chapman moved the following motion, seconded by Ann Hayman:

Motion #1

“The Westwood Neighborhood Council shall create an ad hoc ‘UCLA Student Engagement Committee’ to address concerns and opportunities to improve relations between the Westwood Neighborhood Council and the UCLA student population, with the understanding that WWNC will be voting at a future meeting on a bylaw change to add it as a standing committee and submitting the bylaw change to BONC.”

The motion carried by a vote of Yes: 11(Cyrus Baraghoush, Angus Beverly, Connie Boukidis, Lisa Chapman, Caroline Conway, Chantelle Eastman, Philip Gabriel, Ann Hayman, Trent Jolly, Scott Whittle, Laura Winikow)), No: 1 (Sandy Brown), and Abstain: 1 (Stephen Resnick).

The second motion also had to be changed to conform to the bylaws with the number five

being changed to three.

Lisa Chapman moved the following motion, seconded by Trent Jolly:

Motion #2 (Requires the passage of motion #1)

“The Westwood Neighborhood Council nominates Angus Beverly to chair the ad hoc ‘UCLA Student Engagement Committee’ and add three members of the WWNC board who are interested in serving on the committee, and the following (see below for names) UCLA graduate and undergraduate students to this committee, with the understanding that WWNC will be voting at a future meeting on a bylaw change to add it as a standing committee and submitting the bylaw change to BONC.”

UCLA Graduate Students Association

- 1) Michael Skiles (President)
- 2) Parshan Khosravi (External Vice President)
- 3) Wren Reynolds (Local Affairs Coordinator)

UCLA Undergraduate Students Association

- 1) Chloe Pan (External Vice President)
- 2) Gabriela Meza (Local Relations Director)
- 3) Mitansh Shah (Legislative Advocate)

The motion carried by a vote of Yes: 12 (Cyrus Baraghoush, Angus Beverly, Connie Boukidis, Lisa Chapman, Caroline Conway, Chantelle Eastman, Philip Gabriel, Ann Hayman, Trent Jolly, Stephen Resnick, Scott Whittle, Laura Winikow), No: 1 (Sandy Brown), and Abstain: 0.

10. UPDATE ON THE SELECTION OF A NEW BOARD MEMBER

President Lisa Chapman reported that she has received two candidate applications for the renter's seat. The August 9th meeting will not take place at least 60 days after the posting of the vacancy so the vote will be taken at the September meeting.

11. WWNC GUIDEBOOK

A. Discussion of relationship of WWNC to the city and the Westwood specific plan

Sandy Brown recommended that board members read the Westwood Community Plan and the Westwood Village Specific Plan, which are online, and explained how they are related. Sandy stated that it is also important to be familiar with the Los Angeles Municipal Code because it contains zoning laws and building codes. Sandy requested agendaization of this item for the next meeting.

12. ADJOURNMENT

President Lisa Chapman adjourned the meeting at 9:49 p.m.