

## WESTWOOD NEIGHBORHOOD COUNCIL MEETING MINUTES

DECEMBER 10, 2014

BLAIR HOUSE, 10490 WILSHIRE BLVD. LOS ANGELES, CA 90024

### 1. CALL TO ORDER

President Jerry Brown called the meeting to order at 7:01 p.m. Board members in attendance were Angus Beverly, Connie Boukidis, Jerry Brown, Sandy Brown, Lisa Chapman, Jacob Finn, Aurelia Friedman, Marjan Jamshidi, Mitchell Keiter, Stephen Resnick, Marcello Robinson, Mark Rogo, Eugene Tseng, Scott Whittle, and Laura Winikow. Members excused were Dean Abell, Roozbeh Farahanipour, Armen Hadjimanoukian, and Austin Velez. A quorum was present. There were 31 stakeholders and guests present.

### 2. APPROVAL OF MINUTES

Scott Whittle moved to approve the minutes of the October 8, 2014 meeting, seconded by Marcello Robinson. The minutes were approved unanimously.

### 3. COMMENTS BY PUBLIC OFFICIALS

A. Mayoral representative Daniel Tamm reported that Mayor Garcetti has just released an earthquake preparedness report by Dr. Lucy Jones, United States Geological Survey seismologist, in conjunction with the City, called Resilience By Design. It can be read online.

B. CD5 Field Deputy Jeff Ebenstein reported that the DWP is having a customer service day at the West LA customer service center on Sepulveda on December 13, 2014.

C. West LAPD Senior Lead Officer Chris Ragsdale reported that crime is down year-to date by seven percent. There are no significant ongoing trends but during the holiday season there have been people following delivery trucks and stealing packages left out on porches or in lobbies.

#### 4. PUBLIC COMMENT

There was no public comment.

#### 5. STANDING COMMITTEE STATUS REPORTS

##### A. Executive

The Executive Committee had no report.

##### B. Budget

Treasurer Laura Winikow listed the expenditures to be approved: \$128 for the post office box renewal and five bills from Apple One, which were \$125.12 for the June

meeting, \$150.15 for the July meeting, \$98.18 for the August meeting, \$90.55 for the September meeting, and \$196.35 for the October meeting. These expenditures were approved unanimously. So far WWNC has spent about \$4,300 and has \$32,000 left.

## C. Land Use

### 1. Halco Mixed Use Project

**Case Number:** CPC-2013-2721-DB

**Applicant Info:** Halco Management

**Contact Info:** Eli Halavi, 310-477-0110

**Project Address:** 1777 Westwood Boulevard, Los Angeles, CA 90024

**Project Description:** Mixed Use, 5 story building, 56' in height, containing 71 residential units in four stories over approximately 6,000 square feet of ground floor commercial over two level subterranean parking garage. 12.22 A25 Affordable Housing Density Bonus with two on-menu incentives (height and FAR) and one off-menu incentive for removal of 5th story limitation.

Chair Connie Boukidis reported that the LUPC voted unanimously to recommend denial of support for the Halco project because of community opposition. Halco consultant Gary Gilbar said that the architect was working on a redesign and they will bring it before the LUPC but don't think privacy is an issue.

Connie Boukidis moved:

The WWNC opposes the Halco project due to concerns regarding public safety,

inadequate parking spaces for guests, occupants and potential retail/restaurant patrons, height and density of project, size of balconies, effect on privacy and quiet enjoyment of adjoining properties, location of exit and entrance into the subterranean parking lot, and the various density bonuses afforded to Applicant based on the State of California SB1818 provisions implemented by the City of Los Angeles.

Marcello Robinson seconded the motion which carried by a vote of Yes: 11, No: 2 (votes cast by Lisa Chapman and Mark Rogo), and Abstain: 2 (votes cast by Mitchell Keiter and Eugene Tseng).

## 2. Devon/Wilshire Project

**Case Number** ZA-2014-1666-CUW-DRB-SPP

**Applicant Info:** HSR Devon, LLC

**Contact Info:** Neill Brower, Esq., 310-712-6833

**Project Address:** 888 Devon Avenue, Los Angeles, CA 90024

**Project Description:** New 7-story (32 dwelling unit) apartment building with 3 levels of subterranean parking. Involves Los Angeles Municipal Code Sections: 16.50: Final review of a proposed multi-family residential building by the Westwood Design Review Board, per Wilshire-Westwood Scenic Corridor Specific Plan; 11.5.7:

Project Permit Compliance for a multi-family residential development in the Wilshire-Westwood Scenic Corridor Specific Plan; and 11.5.7E(2)(a): Project Permit Adjustment to permit seven stories and 82.4 feet in height in lieu six stories and 75 feet in height.

Chair Connie Boukidis reported that the LUPC voted unanimously to oppose the height of the proposed project. There is also concern about how the three level underground parking garage will affect the neighboring Chateau Colline, which is a historic building listed in the National Register.

Connie Boukidis moved:

The Westwood Neighborhood Council adamantly opposes the height adjustment for this project and urges the City to require that Applicant:

- comply with the Wilshire-Westwood Scenic Corridor Specific Plan and limit the west side of the structure to six stories/75' and the east side of the structure to three story/36' (side adjacent to Chateau Colline property);
- retain the ingress/egress to garage and property on Devon Avenue as currently designed;
- build project with less density (decrease the number of proposed 32 units and increase units' square footage)(original plan for 19 units);
- build units that will be placed for sale as opposed to rental units;
- remove roof top deck on east side of structure but retain rooftop deck on west side of structure; and
- conduct formal study within next 45 days by civil/structural engineer to evaluate the impact the subterranean garage will have on the foundation and structural integrity of adjacent property, Chateau Colline; Chateau Colline owners and Applicant shall have joint input over the selection of engineer with cost borne by Applicant and findings shared with entire Board of Directors of Chateau Colline.

The motion was seconded by Scott Whittle. Jerry Brown and Sandy Brown recused themselves from the vote. The motion carried by a vote of Yes: 11, No: 0, and Abstain: 2 (votes cast by Lisa Chapman and Mitchell Keiter).

#### D. Outreach & Communications

Chair Lisa Chapman reported that the next committee meeting will be held next year.

#### E. Public Safety

Chair Angus Beverly reported that the next committee meeting will be held next year.

#### F. Traffic

There was no report.

#### G. WRAC

WRAC representative Sandy Brown reported that former WWNC board member and WRAC representative Mike Stajura was selected as Veteran of the Year by CD5. She would like to effect change at WRAC and will be holding a meeting to discuss the issue with other WRAC representatives.

## 6. SLURRY SEAL

Bureau of Street Services Resurfacing and Reconstruction Division Manager Keith Mozee discussed how his department works and its budget. It is not a complaint-driven department but streets are sealed based on a ratings system. The slurry seal on Midvale and Kelton will be redone within the next two weeks.

## 7. HOMELESS COUNT

Stephanie Inyama of the Los Angeles Homeless Services Authority explained that a count is done every two years. The count will take place on January 28, 2015.

Jerry Brown moved, seconded by Marcello Robinson:

The Westwood Neighborhood Council agrees to participate as an Opt-In community during the 2015 homeless count.

The motion carried unanimously.

## 8. WESTWOOD BLVD./GREAT STREETS/BICYCLE LANES

Stakeholder Dr. Michael Cahn referred the board to an article on [huffingtonpost.com](http://huffingtonpost.com) about bicycle lanes on Westwood Blvd. written by UCLA Nursing School Dean Linda Sarna and David Geffen School of Medicine Dean Eugene Washington. Copies of Ryan Snyder's Westwood Blvd. bike plan were passed out. Dean Sarna was present at the meeting and

she, UCLA students who are members of the biking community, residents, and other stakeholders gave their viewpoints on the plan.

#### 9. APPROVAL OF POTENTIAL CANDIDATE FOR DRB APPOINTMENT

Jerry Brown proposed landscape architect Raun Thorpe as a fourth nominee in addition to the three previously approved. Mark Rogo moved that WWNC approve Raun Thorpe as a candidate for a DRB appointment, seconded by Scott Whittle. The motion carried unanimously.

#### 10. WESTWOOD FLYAWAY

Stephen Resnick reported that Flyaway service has gone downhill and there have been complaints to LAX about it. He made the following motion, seconded by Marcello Robinson:

Whereas, the Westwood Flyaway has serious service and reliability problems;

Whereas, the Westwood Flyaway shuttles cannot be identified by customers waiting at the airport as the shuttles do not say "Westwood" on the front or sides and only "Flyaway" on the side;

Whereas, shuttle drivers have experienced problems with equipment and the vans are noisy and rattle incessantly;

Whereas, the quality of the shuttle drivers and the service they provide varies substantially;



Now, therefore, the Westwood Neighborhood Council calls on Councilmember Paul Koretz to request a report from Flyaway management on the problems that have been identified and how they will be remedied.

The motion carried unanimously.

#### 11. SIMMS UPDATE

Sandy Brown reported that Simms lost the appeal at the Area Planning Commission (APC) and then sued the City. The City Council stipulated an agreement and the case will be remanded back to the APC, to be heard on January 7, 2015. It will be the same project with no changes and the fact that it has been remanded back to the APC is very unusual.

#### 12. WESTWOOD VILLAGE BICYCLE LANE STUDY

Sandy Brown made a count of the number of buses going both north and south on Westwood Blvd. between Wilshire and Le Conte during the day from 6:30 a.m. to 8 p.m. Buses from Metro, Santa Monica Blue Bus, Culver City, and Santa Clarita lines were counted. During that time there were 413 bus trips north and 406 bus trips south. The City rates streets on level of congestion from A to F and the ratings for Wilshire, Westwood, and Santa Monica Blvds. are D, E, or F. This means they are extremely congested and as such, not the best streets for bicycle lanes.

#### 13. IMPACT OF NEIGHBORHOOD COUNCILS

This topic was not discussed.

#### 14. ADJOURNMENT

President Jerry Brown adjourned the meeting at 9:32 p.m.