

WESTWOOD NEIGHBORHOOD COUNCIL MINUTES
FEBRUARY 15, 2018
BELMONT VILLAGE, 10475 WILSHIRE BLVD. LOS ANGELES, CA 90024

1. CALL TO ORDER

President Lisa Chapman called the meeting to order at 7:03 p.m. Board members in attendance were Cyrus Baraghoush, Angus Beverly, Connie Boukidis, Sandy Brown, Lisa Chapman, Caroline Conway, Chantelle Eastman, Philip Gabriel, Ann Hayman, Mitchell Keiter, Naomi Kisel, David Lorango, Stephen Resnick, Marcello Robinson, Scott Whittle, and Laura Winikow. Board members excused were Roozbeh Farahanipour, Trent Jolly, and Mark Rogo. A quorum was present. There were 35 stakeholders and guests present.

2. APPROVAL OF MINUTES

Chantelle Eastman requested a correction in agenda item 7E of the January 10, 2018 minutes. Scott Whittle moved to approve the corrected minutes, seconded by Philip Gabriel, and carried unanimously.

3. COMMENTS BY PUBLIC OFFICIALS

A. U.S. Congressman Ted Lieu's representative Janet Turner announced that the West L.A. VA's neighborhood round table will be held on February 26th at Belmont Village and the deadline for the Congressional Art Competition is April 6, 2018 and gave an update on the Congressman's legislation.

B. CD5 Field Deputy Jasmine Shamolian announced that PLUM will be voting on a draft ordinance for short term rentals and the City Council will vote on it in March. LA DOT approved two requests that were submitted by Angus Beverly for the intersection of Wilshire and Midvale/Gayley, a left turn lane and a no U-turn sign. Lisa Chapman and Steve Sann were presented with certificates for chairing the homeless count. Philip Gabriel reported that the price at the Broxton garage went up without public input, except for the BID. Jasmine will look into it.

C. UCLA representative Marco Perez announced that the UC Regents approved three student housing projects at Lot 15, the UNEX site, and the Warren Hall site. Construction will begin in 2019 and is expected to be completed in 2022.

D. West LAPD Senior Lead Officer Chris Ragsdale said that crime is generally improving with the exception of auto crimes. Thieves roam the neighborhood at night and now in addition to trying car doors to see if they are locked, they are trying the front doors of homes. Recently there were two instances of theft inside the front door of a home. The thieves typically enter to see what is within reach.

4. DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT

Gibson Nyambura reported that the costs of outreach for the subdivision application are to be divided between DONE and the City Clerk.

The board requested that Gibson Nyambura take their complaints back to DONE regarding a last-minute meeting set up for February 26th. Notice of this proposed meeting was only sent out last Friday and it conflicts with the VA meeting on the 26th that has been set for some time. The notice of the proposed DONE meeting had a date but no meeting location and the staff member who sent out the notice was gone the following week.

5. WESTWOOD VILLAGE BUSINESS IMPROVEMENT DISTRICT

There was no report.

6. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Stakeholder Steve Sann announced that the next free concert at the library will be Peter and the Wolf on March 18th.

Sandra Trutt from the League of Women Voters reported that they had hygiene kits for the homeless.

Several UCLA students commented on the cancellation of a Student Engagement Committee meeting.

7. PRESENTATION: LADWP REPAIR PROJECT TO ELECTRICAL GRID AND Q & A

Debra Hong introduced herself as the LADWP liaison for questions of billing and service.

Walter Rodriguez, Electrical Services Manager, gave a power point presentation about the work which will be done on upgrading the grid.

8. PRESENTATION: FOUNDER/CHAIRMAN DAMIAN MAZZOTTA AND PABLO NIEMAN OF "The Shower of Hope" to present on their efforts to bring weekly showers to our homeless population. <http://theshowerofhope.org/gallery/>

Founder Damian Mazzotta described the program of mobile trailers with showers and where they currently operate. They partner with churches and community organizations and are interested in operating in Westwood.

9. DISCUSSION/MOTION

Motion #1: "Will the WWNC board take a position on the subdivision application by Westwood Forward to create the North Westwood Neighborhood Council?"

Lisa Chapman moved the above motion, seconded by Connie Boukidis. The motion carried by a vote of Yes: 14 (Cyrus Baraghoush, Angus Beverly, Connie Boukidis, Sandy Brown, Lisa Chapman, Caroline Conway, Philip Gabriel, Ann Hayman, Mitchell Keiter, David Lorango, Stephen Resnick, Marcello Robinson, Scott Whittle, Laura Winikow), No: 0, and Abstain: 2 (Chantelle Eastman, Naomi Kisel).

Motion #2: "The WWNC will approve a letter of support or opposition to the application by Westwood Forward to create the North Westwood Neighborhood Council."

David Lorango read a letter and after a lengthy comments session by WWNC and stakeholders about the lack of outreach to residents and businesses that would be affected, proposed a new motion: "WWNC proposes a stay of North Westwood Neighborhood Council's application until the required criteria for outreach to the community set by DONE have been completed."

Ann Hayman seconded and the motion carried by a vote of Yes: 13 (Cyrus Baraghoush, Angus Beverly, Connie Boukidis, Sandy Brown, Lisa Chapman, Caroline Conway, Philip Gabriel, Ann Hayman, Mitchell Keiter, David Lorango, Stephen Resnick, Scott Whittle, Laura Winikow.), No: 0, and Abstain: 3 (Chantelle Eastman, Naomi Kisel, Marcello Robinson).

10. STANDING COMMITTEE STATUS REPORTS

A. Executive - no report

B. Budget

1. Approval of Monthly Expenditures

Treasurer Laura Winikow listed the expenses to be approved: \$180.56 for staffing services in January, February's facility rental \$75, setup \$100, and copies \$65.27, and Media81's annual website hosting \$254.95. All expenses were approved unanimously.

C. Land Use & Planning

DISCUSSION/ACTION

1. Nomination of David Lorango to serve on the WWNC Land Use Committee

David Lorango accepted the nomination, seconded by Angus Beverly, and approved unanimously.

DISCUSSION/ACTION:

2. 1607 SOUTH MANNING

Case number: ZA-2017-5298-ZAA

Project Address: 1607 South Manning Avenue, Los Angeles, CA 90024

Contact Info: Manuel Femat, 818-570-4492

Project Description: Requesting permission for reduction in rear yard for three feet in lieu of required 15 feet; new enclosure for patio 15'6" x 13'; legalizing existing patio cover and enclosure.

Stephen Resnick explained that the property owner made a presentation to the Westwood Homeowners Association (WHA), which declined to support the applicant's request. LUPC Chair Connie Boukidis reported that the applicant did not attend the LUPC meeting and the LUPC voted unanimously to recommend that WWNC support WHA's position. Connie Boukidis moved, "WWNC does not support the applicant's request. We support the position that the Westwood Homeowners Association Board of Directors took on February 7, 2018 in opposition to this application as presented on same date requesting a Zoning Administrator Adjustment for reduction in rear yard for three feet in lieu of required 15 feet; new enclosure for patio 15'6" X 13'; and legalizing existing patio cover and enclosure."

Scott Whittle seconded and the motion carried by a vote of Yes: 12 (Cyrus Baraghoush, Angus Beverly, Connie Boukidis, Lisa Chapman, Chantelle Eastman, Mitchell Keiter, Naomi Kisel, David Lorango, Stephen Resnick, Marcello Robinson, Scott Whittle, Laura Winikow.), No: 3 (Sandy Brown, Philip Gabriel, Ann Hayman), and Abstain: 1 (Caroline Conway).

DISCUSSION/ACTION:

3. 1151 WESTWOOD T-MOBILE

Case Number: T MOBILE SV11689

Project Address: 1151 Westwood Boulevard, Los Angeles, CA 90024

Contact Info: Emmett Rees, 805-403-2640

Project Description: The proposed installation consists of 9 panel antennas, 1 microwave antenna and 6 RRUs installed behind new RFP Screening on the rooftop of the parking facility. Five (5) radio cabinets and utilities will be installed within a 20'0"x 12'0" lease area on the rooftop, also behind RFP screening.

Supporting Docs: [http://www.wwnc.org/1151 Westwood T Mobile](http://www.wwnc.org/1151%20Westwood%20T%20Mobile)

This item was tabled by the LUPC until its March meeting and was tabled at this meeting.

D. Outreach & Communications – no report

E. Homeless Task Force

A meeting is being set up and notification will go out when a date is finalized.

F. Budget Advocates – Nominations Accepted

This item was tabled.

G. Public Safety –Nominations Accepted

This item was tabled.

H. Transportation & Parking

Chair Angus Beverly reported that the problems at the intersection of Wilshire and Midvale/Gayley will be solved due to the DOT accepting his requests for a left turn lane and a no U-turn sign.

I. Bylaws

Chair Sandy Brown will look at possible meeting dates and contact the committee members.

J. WRAC

1. Motion: Opposition to Transit-rich Housing Bonus Bill [Wiener, SB 827] (WRAC LUPC)

- i. Whereas the City Charter-mandated Neighborhood Council system of Los Angeles, and the Community Councils of the City of Los Angeles, represent grass roots democracy,
- ii. Whereas the newly introduced California State Senate Bill 827 [Scott Wiener] as written constitutes a top down pen stroke planning measure which completely removes land use and planning authority within one half mile of high quality transit from jurisdictions and charter cities,
- iii. Whereas removal of said authority clearly abolishes local input into land use planning and therefore constitutes an attack upon local democracy, upon neighborhoods, and upon the Neighborhood Councils and Community Councils in the City of Los Angeles,
- iv. Whereas SB 827 as written trashes the density bonus and wage provisions of the JJJ TOC ordinance which were recently enacted by the people of Los Angeles—in good faith—in order to guarantee transit close housing opportunities would actually be available to working and low income persons and families in the City of Los Angeles,
- v. Whereas the lack of analysis of infrastructure and other costs associated with this pen stroke planning creates grave uncertainty that a local agency would be able to “levy enough service charges, fees or assessments sufficient to pay for the program or level of service mandated by this act within the meaning of Section 17556 of the Government Code”,
- vi. Whereas, given the aforementioned lack of fiscal analysis, Section 6 of Article XIII B of the California Constitution “No reimbursement” clause is cited inappropriately in this legislation,
- vii. Therefore, the Westwood Neighborhood Council opposes SB 827 in its present form.

Naomi Kisel moved the above motion, seconded by Marcello Robinson. The motion carried by a vote of Yes: 10 (Cyrus Baraghoush, Connie Boukidis, Sandy Brown, Caroline Conway, Mitchell Keiter, Naomi Kisel, Stephen Resnick, Marcello Robinson, Scott Whittle, Laura Winikow), No: 0, and Abstain: 4 (Angus Beverly, Lisa Chapman, Chantelle Eastman, David Lorango).

2. Resolution: to oppose SB828 [LUPC vote 8-0-0]

The Westside Regional Alliance of Councils opposes SB828, which would allow the state to require cities approve zoning capacity for 200% of state assigned RHNA goals, and trigger a by-right process for approvals overriding all local plans IF cities fail to meet all assigned RHNA goals. WRAC notes this bill is based on arbitrary numbers, and by-right approvals with no affordable housing requirements would be a disincentive for developers to use city density bonus ordinances that produce affordable housing—and an unintended consequence of the legislation

Naomi Kisel moved to table this item, seconded by Scott Whittle, and carried unanimously.

3. Resolution: to oppose SB813 [LUPC vote 8-0-0]

The Westside Regional Alliance of Councils opposes SB813, which would eliminate the FAR, floor area square footage, of Accessory Dwelling Units from a site’s total floor area. No compelling reason, and no planning justification, has been presented that demonstrates how the physical conditioned, livable space of an ADU is different from the physical conditioned, livable space of the primary residence on the property.

Naomi Kisel moved to table this item, seconded by Scott Whittle, and carried unanimously.

4. Resolution: to oppose SB946 [LUPC vote 8-0-0]

The Westside Regional Alliance of Councils opposes SB946, in which the State of California would establish street vending regulations for local municipalities. The bill would require local regulations to permit vending in parks and public spaces and would not allow location restrictions unless "directly related to objective health, safety or welfare concerns." The City of Los Angeles is currently analyzing street vending options, and local control over such issues is preferred.

Naomi Kisel moved to table this item, seconded by Scott Whittle, and carried unanimously.

5. Resolution: support a Short-Term Rentals Ordinance IF the following specific conditions--based upon WRAC membership votes and the preceding WRAC letter on STRs--are included [LUPC vote 8-0-0]

Any City of Los Angeles Short-Term Rentals Ordinance shall include the following:

1. A cap on the number of nights that a room can be rented each year, and with no provision for a CUP or other process for individual hosts to receive permission to exceed the annual cap
2. Requirement of proof of primary residence and liability insurance for the specific use.
3. No self-certification.
4. Short-term rental tax revenues shall not go into the General Fund. The highest priority for use of revenues shall be enforcement of the ordinance, and after that, revenues shall go to the Affordable Housing Trust Fund. WRAC notes that many NCs prefer a full prohibition on short-term rentals in R zones, for reasons that include tranquil neighborhoods, impossibility of enforcement, and loss of hotel revenue and jobs. However, many Councilors support short-term rentals in R zones, and full opposition may not be feasible.

Naomi Kisel moved the above motion, seconded by Scott Whittle. The motion carried by a vote of Yes: 10 (Cyrus Baraghoush, Angus Beverly, Connie Boukidis, Sandy Brown, Caroline Conway, Mitchell Keiter, David Lorango, Stephen Resnick, Scott Whittle, Laura Winikow), No: 0, and Abstain: 2 (Lisa Chapman, Naomi Kisel). Marcello Robinson recused himself from the vote.

6. Resolution: oppose the Planning Commission's recommendation and revisions to Expo Transit Neighborhood Plans [LUPC vote: 8-0-0]

The Westside Regional Alliance of Councils opposes the Planning Commission's recommendation and revisions to increase density around the Westside NC and West L.A. Sawtelle NC district areas in the Exposition Station Neighborhood Transit Plan for the following reasons (Westwood, Sepulveda and Bundy Stations):

1. Insufficient consideration of the years long public processes, including numerous outreach meetings and public hearings, undergirding the plan
2. Insufficient analysis of population growth and zoning capacity
3. Insufficient analysis of infrastructure expansion capacity needs and costs
4. Failure to analyze the plan options within the context of the existing community and neighboring properties and land uses

Naomi Kisel moved to table this item, seconded by Scott Whittle, and carried unanimously.

7. Discussion/Motion to Add Community Impact Statement to support the Coalition to Ban Billboard Blight

Sample Community Impact Statement:

The Westwood Neighborhood Council, in its regular meeting of (date), passed the following Community Impact Statement by of vote of (specify). We request that this statement be added to the Council File 11-1705.

This Neighborhood Council opposes the draft ordinance introduced at the PLUM Committee on 12/12/17, Council File 11-1705. It supports the sign ordinance Version B+ as approved by the City Planning Commission on 10/22/15. Specifically, we urge the PLUM Committee of the City Council to adopt a version of the ordinance which accomplishes the following goals that are important to the residents and stakeholders of this neighborhood:

1. Disapproves any amnesty for existing billboards that lack permits or have been altered in violation of their permits.
2. Disapproves the “grandfathering” of any sign districts that weren’t approved or applied for in April 2009 when the CPC approved the initial version of the new sign ordinance.
3. Restricts any new off-site signs, including digital billboards, to sign districts in 22 areas already zoned as Regional Commercial for high-intensity commercial use.
4. Requires existing billboards to be taken down before any new off-site signs can go up in sign districts. The takedown ratio of existing signs to new signs should be 5 to 1 for conventional and 10 to 1 for digital.
5. Adds funding to the Department of Building & Safety to hire at least three more inspectors to enforce sign ordinances, especially regarding unpermitted or illegally altered billboards.
6. Prohibits off-site signage in city parks and recreation facilities.

Mitchell Keiter proposed the following amendment to the motion, seconded by Laura Winikow.

7. WWNC further opposes new on-site digital signage as part of the current sign ordinance.

The amended motion carried unanimously.

K. Zoning and Violations – no report

11. LAHSA HOMELESS COUNT ON JANUARY 24TH : WRAP UP AND THANK YOUS

President Lisa Chapman thanked the volunteers who participated and said that there were less homeless in Westwood Village this year but more in and around Westwood Park.

12. NOMINATIONS/ VOTE FOR NEW SECRETARY OF WWNC- OPEN VOTE

(voluntary resignation of Stephen Resnick has been accepted)

President Lisa Chapman moved to table this item, seconded by Scott Whittle and carried unanimously.

13. ADJOURNMENT

President Lisa Chapman adjourned the meeting at 10:53 p.m.