

## WESTWOOD NEIGHBORHOOD COUNCIL MINUTES

AUGUST 10, 2016

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 Angus Beverly, Connie Boukidis, Sandy Brown, Lisa Chapman, Caroline Conway, Chantelle Eastman, Roozbeh Farahanipour, Philip Gabriel, Ann Hayman, Trent Jolly, Mitchell Keiter, David Lorango, Stephen Resnick, Scott Whittle, and Laura Winikow. Board members excused were Ian Cocroft, Marcello Robinson, Mark Rogo, and Eugene Tseng. A quorum was present. There were 18 stakeholders and guests present.

### 2. APPROVAL OF MINUTES

Scott Whittle moved to approve the minutes of the July 13, 2016 meeting. Roozbeh Farahanipour seconded the motion, which carried unanimously.

### 3. COMMENTS BY PUBLIC OFFICIALS

A. Congressman Ted Lieu's representative Janet Turner reported that the Congressman is working

on legislation involving enforcing contribution limits on super pacs and outlawing hacking. Ken Stabley, new head of USPS in West Los Angeles will come to a to discuss postal issues at the Westwood Community Council meeting in September.

B. UCLA representative Marco Perez reported that students will be moving in on campus from September 15th to 18th. Volunteer Day is September 19th. Community members can RSVP for a tour of the new Luskin Conference Center which will be held on August 25th from 5 p.m. to 7 p.m.

C. SLO Chris Ragsdale reported on an uptick in car break-ins and grand theft auto, with more window smashing of cars occurring. For a number of years through 2014, property crime declined but in January 2015 it went up by 25% to 30%, partly due to Proposition 47.

D. CD5 Field Deputy Jasmine Shamolian reported that the upgrading of lights in the North Village

has been completed and Wilshire Blvd. has been resurfaced.

#### 4. WESTWOOD VILLAGE BUSINESS IMPROVEMENT DISTRICT

Megan Furey and Niki Svava reported on the BID's new board members. Tree trimming will take place in two weeks. The BID has a new tree-lighting vendor so the old lights will be removed in September and new ones installed. Bike hitches will go in on August 24th.

#### 5. PUBLIC COMMENTS

Stakeholder Steve Sann reported that Sur La Table opened on August 6th. Tender Greens opened August 1st and is very successful.

Noddy Nweke, founder & Executive Director of Jazz Hands for Autism, introduced her organization, which is headquartered in Westwood. It runs a music academy and helps musicians with autism find jobs. There is an upcoming concert in Eagle Rock on September 10th.

#### 6. STANDING COMMITTEE STATUS REPORTS

A. The Executive Committee had no report.

B. Budget

##### 1. Approval of Monthly Expenditures

Treasurer Laura Winikow reported that the July MER included spending \$252.89. Scott Whittle moved to approve, seconded by Stephen Resnick, and approved unanimously. The August expenditures for approval were: \$119.74 for staffing services, \$100 room rental, \$75 set-up fee, and copies \$46.65. The August MER included expenditures of \$256, leaving approximately \$36,450 in the budget. Ann Hayman seconded and all expenditures and the MER were approved unanimously.

C. Land Use

##### 1. ULTA

Case Number: DIR-2016-2322-DRB-SPP-SPPA

Project Title: ULTA SALON, COSMETICS AND FRAGRANCE, INC.

Project Address: 10925 Kinross Avenue, Los Angeles, CA 90024

Contact Info: Tara Devine, 310.430.5121 / tara@devine-strategies.com

Project Description: 16,500 sf includes retail sales area, back office operations, inventory/storage

and a small salon. Design review, project permit compliance & adjustment; The project is seeking

design review/approval for facade improvements and new signage.

Supporting Documents: <http://www.wwnc.org/ULTA>

Action(s) Requested: 16,500 sf includes retail sales area, back office operations, inventory/storage and a small salon. Design review, project permit compliance & adjustment; The project is

seeking design review/approval for facade improvements and new signage.

Proposed Motion: The WWNC LUPC recommends that the Westwood Neighborhood Council Board of Directors support the project contingent upon Applicant complying with certain conditions to be set forth at meeting.

Chair Connie Boukidis moved the following motion, seconded by Ann Hayman:

The WWNC BOD is to send a letter with respect to the ULTA project, DIR-2016-2322-DRB-SPP-SPPA located at 10925 Kinross Avenue, Los Angeles, CA 90024 to the Westwood Design Review Board stating the following:

Please:

- enforce the Westwood Specific Plan requirements and require that Applicant's project conform with same;
- leave stone facade as is;

- recommend that orange be used on exterior as little as possible and that new ULTA sign on Kinross mimic the previous Bel Air Camera sign in same location as much as possible;
- ensure that the project's size, height, and other significant features will be compatible with and not adversely affect or further degrade adjacent properties and the surrounding neighborhood and respect the surrounding historical character of the neighborhood.

The motion carried by a vote of Yes: 13, No: 0, and Abstain: 1 (Sandy Brown). Angus Beverly was out of the room and did not participate in the vote.

## 2. Delphi Greek Restaurant

Stakeholder Steve Sann sponsored the motion. Connie Boukidis moved, seconded by Philip Gabriel:

THE WESTWOOD NEIGHBORHOOD COUNCIL supports Applicant's request to permit the sale and

service of authentic Greek ouzo for on-site consumption in conjunction with an approximately 1,400 sf restaurant containing 49 seats, with hours of operation of 8:30 a.m. to 11:00 p.m., seven days a week, which CUP and ABC Type 47 license would supplement existing Type 41 license which currently permits the sale and service of beer and wine for on-site consumption in conjunction with a restaurant offering authentic Greek cuisine, beer, and wine. In addition, since this business has had the existing license for 25 years plus with no record of incidents or complaints, we support a waiver of a public hearing with regard to this application.

The motion carried unanimously with the exception of Roozbeh Farahanipour, who recused himself from the vote.

## D. Outreach & Communications

### 1. Memorial Service honoring Robert F. Lanferman

Chair David Lorango reported that the memorial service will be held at the Westwood Presbyterian Church on Saturday.

2. Westwood area auto theft and prevention awareness to address the recent rash of auto burglaries - not discussed

3. Ethics

Those who need to take the ethics training will receive a reminder.

E. Homeless Task Force had no report.

F. Budget Advocates

Brandon Pender reported that there was a retreat on Sunday at which the board and committees were selected. An Olympic committee was formed and more will be done in the area of film and television production.

G. Public Safety had no report.

H. Traffic had no report.

I. WRAC representative Sandy Brown had no report because there was no meeting.

J. Bylaws Committee Chair Sandy Brown contacted Empower L.A. to find out what bylaw changes are acceptable. Some ideas for changes are all the committee chairs would be on the Executive Committee; a four year election cycle, or staggered elections where half the board is up for election every two years but the term is four years; a ten vote ballot; and tweaking the Education Seat requirement. The committee will meet before the next board meeting.

K. Roozbeh Farahanipour reported that he invited the Chairwoman of the State Equalization Board to a WWNC meeting. She will come to the November meeting. Roozbeh requested agendaization of this matter for the next meeting. He also met with County Health officials regarding enforcement of street vendors' health permits and was told by County Health that they would not go out to enforce permits without the LAPD. Captain Nieto has been contacted about this.

7. WESTWOOD RECREATION CENTER

A. Discussion of implementation of a dog park at the Westwood Recreation Center

Westwood Recreation Center Director Lizka Mendoza spoke about the possibility of putting in a dog park where the playground by Veteran Avenue is. That old play area is scheduled to be replaced or taken out depending on what the community wants. Department of Recreation & Parks representative Chris Atencio showed plans for the dog park. Two decisions to be made are if there should be a dog park or not, and if so, where it should be. The board's consensus was that there is room for both a dog park and the second play area. The older play area has sand and equipment for older children, which Adrian's Place does not have. The dog park should not replace the old play area but be installed in another location in the park.

8. EMPOWER L.A.

A. Board Orientation

The Empower L.A. representative was not present so this did not take place.

9. SOBER LIVING HOMES

A. Discussion and motion for the City to provide code enforcement and regulations for these homes

Scott Whittle moved the motion below, seconded by Stephen Resnick:

MOTION IN REGARD TO "SOBER LIVING" FACILITIES IN R-1 NEIGHBORHOODS

WHEREAS, so-called "sober living" facilities ("SLFs") are group homes which are not currently required to be licensed or certified in any way by the State of California (unlike facilities which provide services such as detoxification, group sessions, individual sessions, educational sessions, or alcoholism or drug abuse recovery or treatment planning, see California Department of Health Care Services, <http://www.dhcs.ca.gov/provgovpart/Pages/FacilityLicensing.aspx>);

WHEREAS, the Westwood Neighborhood Council recognizes the theoretical benefits of providing transitional housing such as SLFs;

WHEREAS, however, there are no federal, state or local regulations or standards governing the operation of SLFs;

WHEREAS, SLFs are commercial enterprises that can be highly lucrative for the operators;

WHEREAS, residents of SLFs are short-term transients, staying at most only a few months;

WHEREAS, SLFs are being located in R-1 single-family residential neighborhoods, where they are inherently inconsistent with the concept of single-family homes, and impose negative impacts on such neighborhoods;

WHEREAS, at its July 13, 2016 meeting, the Westwood Neighborhood Council heard presentations from the Deputy City Attorney charged with enforcement of various zoning and occupancy laws applicable to SLFs and the difficulties related thereto, from the president of the Westwood Hills Property Owners Association whose neighborhood is currently grappling with at least two SLFs, and from a neighbor next door to whom one such facility recently began operating.

WHEREAS, the issue of SLFs has arisen in past years, and the Westwood Neighborhood Council has had previous presentations more or less consistent with the information provided at the July 13, 2016 meeting, and is therefore well aware of the negative impacts such facilities bring to single-family neighborhoods;

WHEREAS, anything that negatively impacts the stability, safety and integrity of single-family neighborhoods also negatively impacts the quality of life in and integrity of the City of Los Angeles as a whole;

NOW THEREFORE, BE IT RESOLVED that the Westwood Neighborhood Council asks the City of Los Angeles and all of its agencies, departments, officers and agents to:

1. enforce with the highest priority, efficiency and effectiveness all existing City laws that may be applied to SLFs, such as those pertaining to occupancy, zoning, health and safety, business license tax, nuisance, noise, etc.; and

2. work promptly and diligently with state (and to the extent necessary, federal) representatives and agencies to enact laws imposing reasonable regulations on SLFs, including at a minimum and without limitation:

- limiting the number of residents in an SLF to no more than six people or one person per legal bedroom, whichever is less;

- requiring on-site supervision 24/7 by a person appropriately licensed or certified;

- requiring the operator of an SLF to acquire and maintain a valid city business license for each facility;

- at least 90 days before opening an SLF in a location, requiring the operator to provide written notice to all owners within 500 feet that the facility will be opening, the number of residents who are permitted to live there, and 24/7 contact information for that facility's responsible person (including street address, phone and email) which shall be kept up to date by the facility's operator and posted online at a publicly accessible website whose link shall be given in the notice.

Connie Boukidis moved to amend the motion by substituting the words "Community Care Facilities" for "Sober Living Facilities" as below; Stephen Resnick seconded and the motion carried unanimously.

#### MOTION IN REGARD TO "COMMUNITY CARE" FACILITIES IN R-1 NEIGHBORHOODS

WHEREAS, so-called "community care" facilities ("CCFs") are group homes which are not currently required to be licensed or certified in any way by the State of California (unlike facilities which provide services such as detoxification, group sessions, individual sessions, educational sessions, or alcoholism or drug abuse recovery or treatment planning, see California Department of Health Care Services, <http://www.dhcs.ca.gov/provgovpart/Pages/FacilityLicensing.aspx>);

WHEREAS, the Westwood Neighborhood Council recognizes the theoretical benefits of providing transitional housing such as CCFs;

WHEREAS, however, there are no federal, state or local regulations or standards governing the



operation of CCFs;

WHEREAS, CCFs are commercial enterprises that can be highly lucrative for the operators;

WHEREAS, residents of CCFs are short-term transients, staying at most only a few months;

WHEREAS, CCFs are being located in R-1 single-family residential neighborhoods, where they are inherently inconsistent with the concept of single-family homes, and impose negative impacts on such neighborhoods;

WHEREAS, at its July 13, 2016 meeting, the Westwood Neighborhood Council heard presentations from the Deputy City Attorney charged with enforcement of various zoning and occupancy laws applicable to CCFs and the difficulties related thereto, from the president of the Westwood Hills Property Owners Association whose neighborhood is currently grappling with at least two CCFs, and from a neighbor next door to whom one such facility recently began operating.

WHEREAS, the issue of CCFs has arisen in past years, and the Westwood Neighborhood Council has had previous presentations more or less consistent with the information provided at the July 13, 2016 meeting, and is therefore well aware of the negative impacts such facilities bring to single-family neighborhoods;

WHEREAS, anything that negatively impacts the stability, safety and integrity of single-family neighborhoods also negatively impacts the quality of life in and integrity of the City of Los Angeles as a whole;

NOW THEREFORE, BE IT RESOLVED that the Westwood Neighborhood Council asks the City of Los Angeles and all of its agencies, departments, officers and agents to:

1. enforce with the highest priority, efficiency and effectiveness all existing City laws that may be applied to CCFs, such as those pertaining to occupancy, zoning, health and safety, business license tax, nuisance, noise, etc.; and
2. work promptly and diligently with state (and to the extent necessary, federal) representatives

and agencies to enact laws imposing reasonable regulations on CCFs, including at a minimum and without limitation:

- limiting the number of residents in an CCF to no more than six people or one person per legal bedroom, whichever is less;

- requiring on-site supervision 24/7 by a person appropriately licensed or certified;

- requiring the operator of an CCF to acquire and maintain a valid city business license for each facility;

- at least 90 days before opening an CCF in a location, requiring the operator to provide written notice to all owners within 500 feet that the facility will be opening, the number of residents who are permitted to live there, and 24/7 contact information for that facility's responsible person (including street address, phone and email) which shall be kept up to date by the facility's operator and posted online at a publicly accessible website whose link shall be given in the notice.

## 10. WELCOME HOME PROJECT

A. Discussion in regard to having volunteers host gatherings to discuss homelessness in Los Angeles

Laura Winikow requested volunteers for the project. Lisa Chapman suggested partnering with a church, such as the Westwood Presbyterian Church or St. Paul's Catholic Community. The Westwood Village BID is also a possible partner.

## 11. ROCCO'S TAVERN

A. Introduction of Motion: "The Westwood Neighborhood Council calls upon Councilmember Paul Koretz, the Department of City Planning, and the Department of Building and Safety to investigate the recent construction issues in regard to the requirements determined by decisions of the Design Review Board and Area Planning Commission; and to strictly enforce those

decisions”

Sandy Brown reported that what Rocco’s Tavern is building does not meet the requirements of the

Area Planning Commission (APC). Fixed, sealed windows and doors are needed for soundproofing and that is not what is being built. This is necessary because the tavern is being built in a residential area. Other board members and stakeholders pointed out that what was supposed to be a large fixed window has a garage door which can be opened instead, and other elements are being built differently than described in the plans presented to the APC. Kate Hennigan of Cerrell Associates, which is representing Rocco’s Tavern, Project Architect Louis Skelton, and Maurice Meyers, owner of the Gayley Terrace Apartments across the street, a historic-cultural monument, all spoke before the vote.

Sandy Brown moved the above motion, seconded by Ann Hayman, and carried unanimously.

## 12. REGULATING AVAILABILITY: HOW ACCESS TO ALCOHOL AFFECTS DRINKING AND PROBLEMS

### IN YOUTH AND ADULTS

A. Discussion - Ann Hayman tabled this until the next meeting.

## 13. IMPACT OF NEIGHBORHOOD COUNCILS

A. Discussion of how to assess the impact/success (or lack thereof) of Neighborhood Councils and the Neighborhood Council system - Lisa Chapman tabled this until the next meeting.

## 14. ADJOURNMENT

President Lisa Chapman adjourned the meeting at 9:57 p.m.