

WESTWOOD NEIGHBORHOOD COUNCIL MINUTES

NOVEMBER 11, 2015

BELMONT VILLAGE, 10475 WILSHIRE BLVD., LOS ANGELES, CA 90024

1. CALL TO ORDER

President Jerry Brown called the meeting to order at 7 p.m. Board members in attendance were Angus Beverly, Connie Boukidis, Jerry Brown, Sandy Brown, David Burke, Lisa Chapman, Ian Cocroft, Roozbeh Farahanipour, Ann Hayman, Mitchell Keiter, David Lorango, Stephen Resnick, Eugene Tseng, Scott Whittle, and Laura Winikow. Board members excused were Dean Abell, Jacob Finn, Marcello Robinson, and Mark Rogo. A quorum was present. There were 30 stakeholders and guests present.

2. APPROVAL OF MINUTES

Scott Whittle moved to approve the minutes of the October 14, 2015 meeting. Eugene Tseng seconded the motion, which carried unanimously.

3. COMMENTS BY PUBLIC OFFICIALS

A. West LAPD Senior Lead Officer Chris Ragsdale gave a crime report.

B. Michael ? gave a presentation on his company's wireless solar powered mid-block crosswalk signals. President Jerry Brown requested that he return with a specific proposal to be put on the agenda.

C. Friends of Westwood Library member Steve Sann invited everyone to the Westwood Branch Library's next free concert, to be held on Sunday, December 13, 2015.

4. WESTWOOD VILLAGE BUSINESS IMPROVEMENT DISTRICT

A. Presentation of the proposed Broxton Plaza

1. Discussion and potential motion: "The WWNC approves the Broxton Plaza project."

BID representative Sheila Kouhkan announced that she was tabling her presentation.

Money for the project is not coming from the City, but from the BID and businesses, and a committee will be meeting on Friday to discuss funding. Applications are not due until December 15th. President Jerry Brown said that this would remain an open item.

Mitchell Keiter moved, "Having not heard the presentation, the WWNC does not support the Broxton Plaza project absent a presentation at the December meeting." Ann Hayman seconded, and the motion carried by a vote of Yes: 13, No: 1 (Sandy Brown), and Abstain:

1 (Stephen Resnick).

5. PUBLIC COMMENT

A. A representative from Silicon Constellations gave a presentation on its wireless solar powered crosswalk signals. President Jerry Brown requested that he return with a

specific proposal to be put on the agenda.

B. Friends of Westwood Library member Steve Sann invited everyone to the Westwood Branch Library's next free concert, to be held on Sunday, December 13, 2015.

C. Ann Porter of Move to Amend announced a youtube video to watch about overturning Citizens United. The City Council passed a resolution supporting it.

6. STANDING COMMITTEE STATUS REPORTS

A. The Executive Committee had no report.

B. Budget

1. Approval of Monthly Expenditures

Treasurer Laura Winikow listed the expenditures to be approved: October monthly expenses were \$231.68, November monthly expenses were \$153.04, plus a bill that Laura only recently received from June of the last fiscal year for \$51.98 for temporary staffing services. All expenses were approved unanimously.

C. Land Use Chair Connie Boukidis had no report.

D. Outreach & Communications

1. Election Procedures Stipulations Worksheet

<http://empowerla.org/neighborhood-council-2016-elections-stip-sheet/>

Questions to be voted on:

- A. Election time: must be a four hour period
- B. Election location
- C. Translation languages for ballot

Chair Lisa Chapman moved to approve a six hour voting period from 9 a.m. to 3 p.m., the election location to be the Westwood Recreation Center, and the translation languages to be Farsi and Spanish. Scott Whittle seconded the motion, which carried unanimously.

2. Discussion and motion: "The WWNC approves the creation of a Homeless Task Force, partnering with other community groups in the area."

Lisa has been receiving three or four emails a day about the homeless and would like to partner with other organizations in the neighborhood to work on the problem.

David Burke, Ian Cocroft, Roozbeh Farahanipour, and Ann Hayman volunteered to be on the task force.

E. Budget Advocates had no report.

F. Public Safety had the same report as Traffic.

G. Traffic

Chair Angus Beverly said that there is a problem with reporting traffic accidents. Not all accidents are reported so there is not a complete picture. Officer Chris Ragsdale said that reportable accidents involve serious injury, DUI, or death only.

H. WRAC

1. Short Term Rentals - Discussion & Motion

Motion Regarding Short Term Rentals

Refers to City Council file [14-1635-S2](#)

Moved: “Any proposed City ordinance allowing short term rentals in presently prohibited zones must include the following essential provisions:

- ï No rent stabilized units “RSO” shall be allowed to rent short term
- ï Only owner occupied primary residences shall be permitted to host for short term rentals, and only one unit shall be permitted per host.
- ï There shall be a cap of 60 nights per calendar year per host for short term rentals
- ï Prior to listing, hosts shall be responsible for verifying their properties comply with the Los Angeles Building and Safety code at their own expense and shall make all necessary repairs
- ï All hosts shall obtain a City permit and a permanent registration number. The condition of receiving a City permit and permanent registration number shall be the following: proof of primary residence plus liability insurance for this specific use including any rider that may be necessary for a non-conforming use on the property. Examples of proof of primary residence shall include utility bill, drivers’ license and the like
- ï Upon filing for a short term rentals permit, hosts shall notify property owners within 500 ft.
- ï All hosts shall include their permanent City registration number on all advertised listings in all media
- ï All hosts shall register with the City Department of Finance and remit transient occupancy taxes “TOT” including any and all back taxes owed. Short term rental TOT receipts shall not go into general fund but shall be used to create a special enforcement/compliance unit specific to enforcing regulation of short term rentals. An example of this compliance unit is the LAHD inspection program for multifamily units

- ï Hosts shall be required to pay the City’s legal minimum wage, abide by hotel employee protections and register with the State Employment Development Department
- ï Hosts shall disclose such information as the City deems required for enforcement. Examples of this information shall include the type of rental whether one room or whole house, how many nights per year, how many guests and the like
- ï Hosts which refuse to register or disclose information necessary for enforcement shall be prohibited from operating in the City and face such penalties and fines as may be deemed appropriate by the City under the new ordinance
- ï Platforms shall only list City registered units and display registration number in each listing
- ï Platforms shall disclose information deemed necessary by the City for enforcement and for collection of back taxes and shall be held accountable, including fines and other penalties as may be deemed appropriate by the City, for any unregistered online listings appearing upon the platforms’ website
- ï The ordinance shall establish a right of appeal of the issuance of a short term rental permit
- ï The ordinance shall establish a private right of action by individuals in the community”

Many stakeholders spoke about the proposed motion. Most objected to the setting of limits on how many days per year they are allowed to rent out rooms.

Eugene Tseng moved to remove the words “owner occupied” from the second provision, seconded by Ian Cocroft. The motion carried by a vote of Yes: 12, No: 3 (Connie Boukidis, Roozbeh Farahanipour, David Lorango), and Abstain: 0.

Eugene Tseng moved to remove the third provision, “There shall be a cap of 60 nights per calendar year per host for short term rentals.” Ian Cocroft seconded and the motion carried by a vote of Yes: 10, No: 5 (Connie Boukidis, Jerry Brown, Roozbeh Farahanipour, Ann Hayman, David Lorango), and Abstain: 0.

Eugene Tseng moved to remove the ninth provision, “Hosts shall be required to pay the City’s legal minimum wage, abide by hotel employee protections and register with the State Employment Development Department.” Ian Cocroft seconded and the motion carried by a vote of Yes: 11, No: 4 (Connie Boukidis, Roozbeh Farahanipour, Ann Hayman, David Lorango), and Abstain: 0.

Mitchell Keiter moved to add, “Hosts enjoying the utility subsidies provided to low-income residents may not rent out their units for short-term rentals.” Ann Hayman seconded and the motion carried by a vote of Yes: 13, No: 2 (David Burke, Ian Cocroft), and Abstain: 0.

Eugene Tseng moved to approve the amended motion, seconded by Ian Cocroft. The amended motion was approved by a vote of Yes: 11, No: 2 (Connie Boukidis, Ann Hayman), and Abstain: 2 (Mitchell Keiter, David Lorango).

7. 2016 HOMELESS COUNT

A. Discussion and motion: “The WWNC agrees to the terms of the Neighborhood Council Opt-In Program MOU and to participate in the 2016 Greater Los Angeles Homeless Count.”

Paul Lange reported that there will be a different process with the 2016 count, partnering with DONE.

Jerry Brown moved to approve the above motion, seconded by Scott Whittle. The motion carried unanimously.

8. 1140 GAYLEY APPEAL

A. Discussion and Motion: "The WWNC supports the appeal of the Holmby Westwood Property Owners Association in regard to the Zoning Administrator's decision dated October 20, 2015."

Sandy Brown moved to approve the above motion, seconded by Scott Whittle. The motion carried by a vote of Yes: 14, No: 1, and Abstain: 1 (Lisa Chapman).

9. 1022 GAYLEY APPEAL

A. Discussion and Motion: "The WWNC supports the appeal of the Holmby Westwood Property Owners Association in regard to the decision of the Department of Building and Safety pertaining to offside parking."

Sandy Brown moved the above motion, seconded by seconded by Scott Whittle. The motion carried by a vote of Yes: 14, No: 1, and Abstain: 1 (Lisa Chapman).

10. VA MASTER PLAN

A. Discussion and Motion: “The Westwood Neighborhood Council, a city of Los Angeles elected agency, represents 60,000 stakeholders who live and work immediately east of the

West Los Angeles Veterans Administration facility. The Westwood Neighborhood Council strongly supports the currently proposed VA Master Plan regarding caring for the large number of homeless veterans in Los Angeles and the management of the property on the VA site. We urge Congressional approval of companion bills known as the Los Angeles Homeless Veterans Leasing Acts of 2015, introduced by Senator Feinstein and Congressman Lieu, and funding for the Plan on an urgent basis.”

Jerry Brown moved to approve the above motion, seconded by Stephen Resnick. The motion carried by a vote of Yes: 14, No: 0, and Abstain: 1 (Mitchell Keiter).

11. RING DOORBELL

A. Discussion and motion: “The WWNC approves a co-pay of \$10 to Friends of West L.A. for each device sold through Westwood homeowner associations.”

Jerry Brown withdrew the motion.

12. L.A. CITY COUNCIL PRESIDENT HERB WESSON TO ATTEND DECEMBER WWNC MEETING

A. Discussion of items to be submitted to Council President Wesson

Ann Hayman suggested the homeless issue. Sandy Brown requested that any other suggestions be emailed to her.

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

This topic was not discussed.

14. ADJOURNMENT

President Jerry Brown adjourned the meeting at 10:25 p.m.