

CITY OF LOS ANGELES



ERIC GARCETTI
MAYOR

WESTWOOD NEIGHBORHOOD COUNCIL

www.wwnc.org

BOARD MEETING

Wednesday, April 11, 2018 - 7:00 PM

Westwood Presbyterian Church
Hoffman Hall
10822 Wilshire Blvd
Los Angeles, CA 90404
(Enter behind the church from Ashton Ave.)

The public is requested to fill out a **"Speaker Card"** to address the Committee on any agenda item before the Committee takes action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Committee's jurisdiction will be heard during "Public Comments." No individual speaker will be allowed more than 2 minutes, subject to the discretion of the Chair. Agenda items are subject to board action. The agenda is posted for public review at Ralph's Fresh Faire, 10861 Weyburn Avenue and at www.wwnc.org.

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Public Access of Records - In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website by clicking on the following link: www.wwnc.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact lchapman@wwnc.org.

Agenda

1. **Call to Order** – Council Member roll call (Quorum = 11 members) (1 minute)
2. **Approval of Minutes** – February 15, 2018 meeting (1 minute)
3. **Comments by Public Officials** (2 minutes per speaker)
4. **Department of Neighborhood Empowerment** – Gibson Nyambura (5 minutes)
5. **Westwood Village Business Improvement District** – Megan Furey/Niki Savara (5 minutes)
6. **General Public Comment on Non-Agenda Items** – *(2 minutes per speaker, or less, based on President's recommendation of number of speaker requests)*
7. **Presentation /Discussion with Q & A: UCPD Police Chief Lee and Lt. Kevin Kilgore-** Introduction by Marco Perez, UCLA (15 min.)
8. **Discussion / Motion: “The WWNC agrees to contribute any unallocated leftover monies to the Budget Advocates, by June 1st, 2018, rather than having leftover funds be swept into the city’s general fund”** – Lisa Chapman (1 minute)
9. **Standing Committee Status/Reports**
 - A. Executive – Lisa Chapman- update on DONE action and upcoming subdivision election
 - B. Land Use & Planning – Marcello Robinson

DISCUSSION / ACTION:

A. Tocaya Organica Case number: ZA-2018-453 CUB

Project Address: 1140 S. Gayley Ave , Los Angeles, CA 90024

Contact Info: Margaret Taylor (818) 398-2740

Project Description: Application to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with a proposed 2,890 SF restaurant with 64 interior seats, a 260 square-foot outdoor dining area in the public right-of-way with 24 seats and no alcohol sales proposed in the outdoor patio area, having hours of operation from 11:00am to 10:00pm daily.

DISCUSSION / ACTION:

B. Motion to support Group Home / Community Impact Statement #17-1426 to come before LA City Council. See motion.

C. Outreach and Communications – David Lorango

D. Homeless Taskforce- Lisa Chapman and Chantelle Eastman

E. Budget Advocates – nominations accepted

F. Public Safety –nominations accepted

G. Transportation and Parking – Angus Beverly

H. Bylaws – Sandy Brown

I. WRAC – Mitchell Keiter, Naomi Kisel

J. Zoning and Violations – Roozbeh Farahanipour

10. Discussion / Motion: “The Westwood Neighborhood Council Boundary Revision” – Required full board vote to add boundary areas to the existing Westwood Neighborhood Council due to the North Westwood NC subdivision application approval and upcoming election. See motion.

11. Adjournment

Next Meeting: Wednesday, May 9, 2018
Westwood Neighborhood Council, P.O. Box 24802, 11000 Wilshire Blvd, Los Angeles, CA 90024

**Westwood Neighborhood Council
Boundary Revision
April 11, 2018**

Whereas the North Westwood Neighborhood Council formation committee has proposed boundaries that would divide established Westwood neighborhoods now within the boundaries of the Westwood Neighborhood Council, and

Whereas the Westwood Neighborhood Council was directed by DONE to take action to change its boundaries at its April, 2018 meeting, and

Whereas the Westwood Hills Property Owners Association has requested that the community of Westwood Hills remain within the boundaries of the existing Westwood Neighborhood Council.

Now therefore,

The Westwood Neighborhood Council has agreed to keep the boundaries of Westwood Hills within the boundaries of the existing Westwood Neighborhood Council and,

The Westwood Neighborhood Council has agreed to expand its boundaries to include the Los Angeles National Cemetery for which Fire Station # 37 on Veteran Ave. is a shared resource and,

The Westwood Neighborhood Council will continue to keep the boundary of the entire Specific Plan area amended October 6, 2004, of the Westwood Village Specific Plan (shared resource, major thoroughfare, landmark or facility with historical significance), and

The Westwood Neighborhood Council will continue to include as shared major thoroughfares the boundaries of Westwood Blvd. south of Wilshire on the east and west side to Santa Monica Blvd. (major thoroughfare), and

The Westwood Neighborhood Council will continue to include as shared major thoroughfares the boundaries of Wilshire Blvd. on the north and south side from Malcolm Ave. on the east to the I 405 on the west.

These shared areas will not impact negatively on the proposed North Westwood Village Neighborhood Council boundaries since all boundaries included in the North Westwood Neighborhood Council, including the shared resources, will be "compact and contiguous."

See attached *:

From the Charter of the City of Los Angeles:

* "Plan for a Citywide System of Neighborhood Councils," approved May 30, 2001, last amended December 18, 2013:

* **Article III**
Certification of Neighborhood Councils

Boundaries

(a) The boundaries of two or more Certified Neighborhood Councils may not overlap with one another, unless the area for proposed inclusion into each Certified Neighborhood Council is designed for a public use such as a park, school, library, police or fire station, major thoroughfare, or contains a landmark or facility with historical significance.

The boundaries of the Westwood Neighborhood Council include:

* Westwood Village Specific Plan area – all boundaries

Fire Station # 37 on Veteran Ave. that serves the boundaries of Westwood Hills, and Westwood Blvd. located south of Wilshire Blvd. on the east and west sides, as well as Wilshire Blvd. east from Malcolm to the I 405 on the west.

Westwood Blvd., a major thoroughfare north and south of Wilshire Blvd. Westwood Blvd. has 940 public Metro, Green, Big Blue, Santa Clarita bus lines traversing between Wilshire Blvd. and LeConte Ave. on a daily weekday basis as well as 30,000 car trips, and three (3) access points to the Purple line Metro.

Wilshire Blvd. - a major thoroughfare from Malcolm Ave. to the I 405 on the north and south side, public transportation including Metro Purple line, Culver City green bus, Santa Monica Big Blue bus, Metro red express and local buses

* Numerous landmarks and facilities within Westwood Village that have historical significance. See Westwood Village Specific Plan.

Based upon the above stated uses, the boundaries of the Westwood Neighborhood Council and the North Westwood Village planned neighborhood council overlap in some areas. Boundaries for both councils are "compact and contiguous" as per Mike Fong's letter of March 2, 2018.

The Westwood Neighborhood Council has retained within its boundaries the public use areas in Westwood Village, on Wilshire Blvd. and Westwood Blvd. as allowed by Article III of the Charter of the City of Los Angeles. These areas constitute allowed overlapping areas shared by the existing and the proposed Neighborhood Councils.

PLAN FOR A CITYWIDE SYSTEM OF NEIGHBORHOOD COUNCILS

Article III

Certification of Neighborhood Councils

1. DONE responsibilities. On July 1, 2001, after the adoption of the Neighborhood Council Plan, DONE shall:
 - (a) Announce and inform the public of the Neighborhood Council certification process Citywide, but DONE shall not accept completed certification applications until October 1, 2001.
 - (b) Actively promote the formation of Certified Neighborhood Councils Citywide, giving emphasis to those areas and Community Stakeholder groups with traditionally low rates of civic participation in government.
 - (c) Facilitate and encourage collaboration and discussion among neighboring and overlapping applicant groups and provide technical assistance on how to proceed with a unified certification application, and provide dispute resolution services to applicants where more than one application is submitted for a Neighborhood Council boundary area to gain consensus on a unified certification application.
2. Components of a Certification Application. A certification application shall, at a minimum, include the components listed in this section.

Boundaries

- (a) A detailed description of proposed boundaries shall be provided, including a rationale for drawing the proposed boundaries. Neighborhood Council applicants within a proposed Neighborhood Council boundary shall, to the extent feasible, work together in setting boundaries.
 - In identifying proposed Neighborhood Council boundaries, applicants are encouraged to reference other types of existing boundaries, including, but not limited to, the following:
 - (i) Census tracts as a means of complying with the minimum population size of 20,000 Neighborhood Council Community Stakeholders.
 - (ii) City service and planning areas, such as police and fire districts or Community Planning Planning Area boundaries.
 - A proposed set of boundaries should, to the maximum extent feasible, follow historic and contemporary community and neighborhood borders, and shall utilize natural boundaries or street lines and be geographically compact and contiguous.
 - The boundaries of two or more Certified Neighborhood Councils may not overlap with one another, unless the area for proposed inclusion into each

PLAN FOR A CITYWIDE SYSTEM OF NEIGHBORHOOD COUNCILS

Certified Neighborhood Council is designed for a public use, such as a park, school, library, police or fire station, major thoroughfare, or contains a landmark or facility with historical significance.

- The inaugural boundaries of all Certified Neighborhood Councils shall be the limits of the City of Los Angeles (City). The boundaries of a Certified Neighborhood Council are encouraged to remain within the City limits because the City can only guarantee delivery of its services to City residents.
- Neighborhood Council boundaries should be comprised of no less than 20,000 Neighborhood Council Community Stakeholders. Areas that have fewer than 20,000 Neighborhood Council Community Stakeholders may be certified provided they meet the following criteria:
 - (i) The proposed area is separated from adjacent communities by significant geographic features; or,
 - (ii) The proposed area is identified by name within any of the 36 adopted Community Plan Areas of the City Planning Department; or,
 - (iii) The proposed area represents a historic, identifiable neighborhood or community that is serviced by City service providers, such as a public library, park, recreation center, fire or police station, or a public school.
- A Neighborhood Council that comprises fewer than 20,000 Neighborhood Council Community Stakeholders must satisfy all requirements of this Plan.

Outreach

- (b) The outreach process used to identify stakeholders within the proposed Neighborhood Council boundary must be described in detail. In order to demonstrate a good faith effort towards achieving a diversity of stakeholder representation, an applicant(s) shall collect no less than 200 and no more than 500 signatures from stakeholders that have an interest within the proposed Neighborhood Council boundaries. Signatures shall, to the maximum extent feasible, reflect the broadest array of Community Stakeholders who will actively participate in the proposed Neighborhood Council.

Bylaws

- (c) Bylaws shall be established, including the following information:
 - (i) Neighborhood Council name
 - (ii) Stakeholder Membership and the Governing Body
 - (1) The bylaws shall state that the Neighborhood Council membership is open to all Community Stakeholders.

Westwood Village Specific Plan



-  Village Center
-  Specific Plan Area

Specific Plan Area

Westwood Village Specific Plan

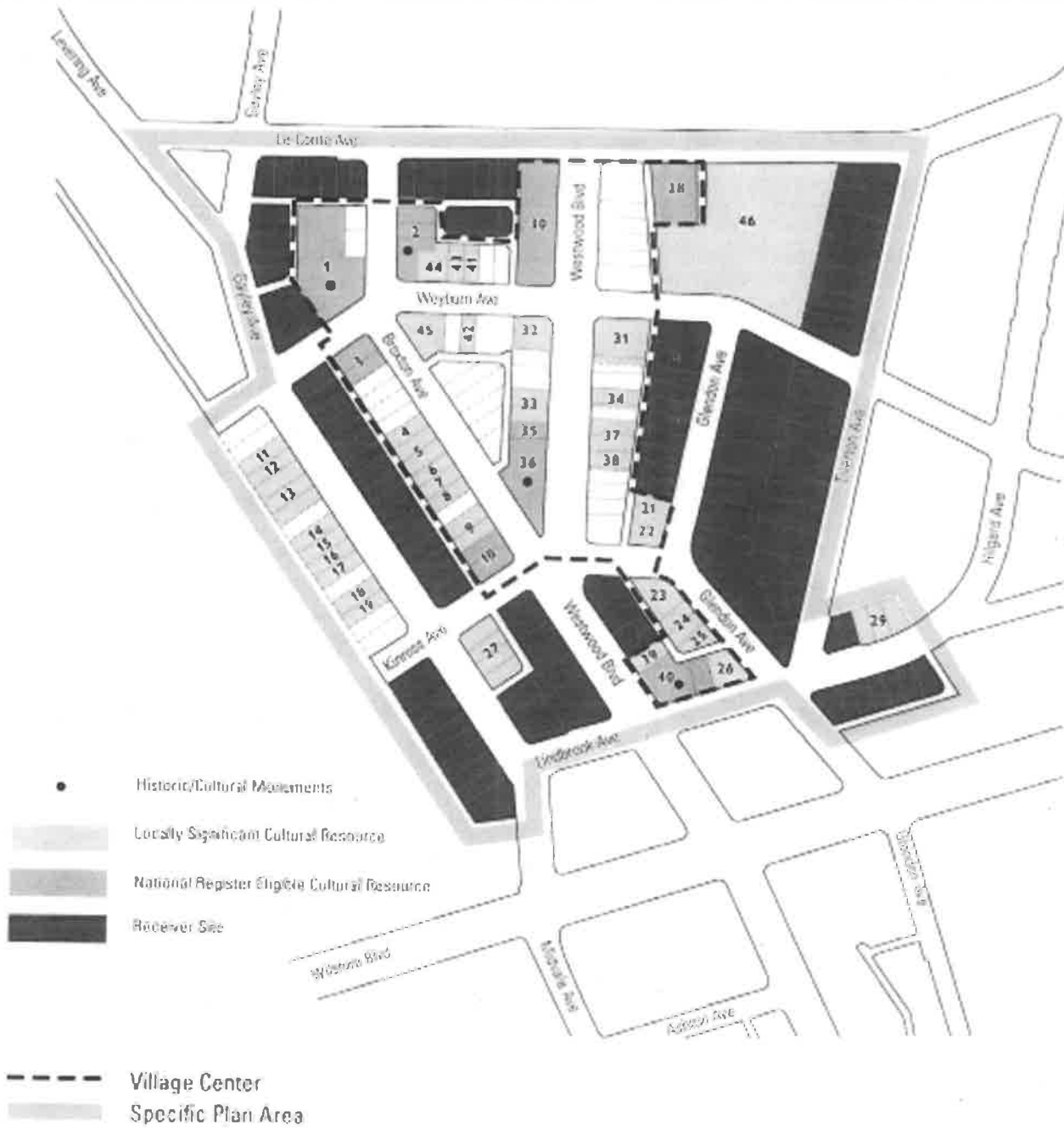
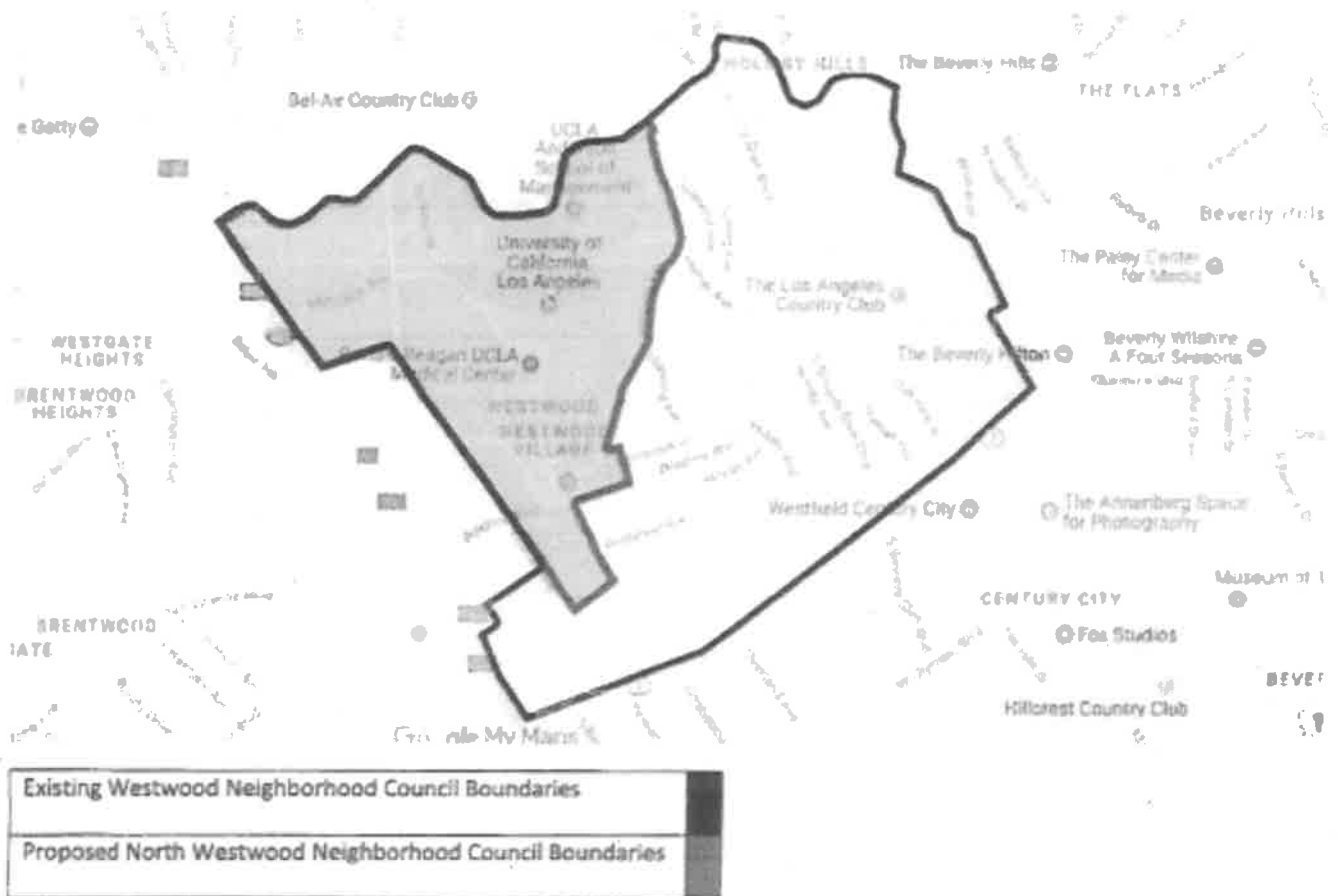


Figure 2
Cultural Resource and Receiver Sites



The Existing Westwood Neighborhood Council and the Proposed North Westwood Neighborhood Council's Boundaries



Land Use

HOUSING

MOTION B PLANNING & LAND USE MANAGEMENT

Local jurisdictions, including the City of Los Angeles, have wrestled with how to categorize and regulate group home-related uses over the last decade or so, but have not settled upon a consensus as to how to proceed. Past efforts by the City Council to find ways to address the impacts of group home-related uses in residential neighborhoods have encountered the complexities of trying to rein in abuses while respecting not only state and federal law, but also the variety of reasons groups of unrelated adults may have for living under the same roof. As we explore how to better manage group homes, especially those run by commercial entities, these concerns, along with state and federal regulations, must be respected.

That residents of some group homes are disabled adds a layer of complexity as well. Federal and State law demand that local jurisdictions ensure the disabled are not discriminated against in housing. Indeed, housing designed specifically for certain groups is necessary for the health and well-being of the community. According to the California Research Bureau's 2016 report, "Sober Living Homes in California: Options for State and Local Regulation," sober living homes are integral to California's system of substance abuse resources. Yet no state agency formally regulates sober living homes. State laws and licensing requirements governing treatment and care facilities do not apply to sober living homes. Even at the State level, there have been more than two dozen unsuccessful attempts by the state legislature to fine-tune the state's laws regarding sober living homes since 1998.

Various jurisdictions, both within and outside California, have considered or approved local regulations governing group home related uses, aspects of which might prove applicable in Los Angeles. The City should review these efforts, including any ordinances that have been approved along with any litigation they may have engendered, and determine whether aspects of any of them could be applicable to circumstances here with regard to mitigating the impacts of group homes, including sober living homes.

I THEREFORE MOVE that the City Attorney and Chief Legislative Analyst be instructed to review the legislative and regulatory opportunities the City may have for mitigating the impacts of all kinds of group homes on surrounding neighborhoods and communities, including a thorough review of such efforts undertaken in other jurisdictions, and to report back to the City Council within 120 days with analysis, options and recommendations.

PRESENTED BY: Paul Koretz
PAUL KORETZ, Councilmember, 5th District

SECONDED BY: Murray Martinez

DEC 13 2017
[Handwritten signature]

Response to Gibson Nyambura, DONE, BONC, Mayor Eric Garcetti, and Councilmember Paul Koretz

This is in response to Mr. Nyambura's email of 4/6/18 regarding a boundary adjustment for shared resources.

Dear Mr. Nyambura, Mayor Garcetti, and Councilmember Koretz,

The Westwood Neighborhood Council dismisses in its entirety the reasoning in your email of 4/6/18 that "Westwood Village cannot be shared because only areas designed for public use, such as a park, school, library, police or fire station, major thoroughfare or facility with historical significance, can be shared between Neighborhood Councils.it does not qualify the whole village as a shareable asset per the Office of the City Attorney."

The full language referenced by you follows:

Article III Boundaries

(a) (ii) The boundaries of two or more Certified Neighborhood Councils may not overlap with one another, unless the area for proposed inclusion into each Certified Neighborhood Council is designed for a public use, such as a park, school, library, police or fire station, major thoroughfare, or contains a landmark or facility with historical significance.

The City Attorney's "opinion" of Article III (a) (ii) above is unsupportable by common sense and by standard definitions of the words area, public use, designed, and contain.

Clearly, the operative word in the citation above is "area," and whether such area is designed for public use or contains a landmark or facility with historical significance. The whole village is, without a measure of a doubt, an "area" where not one but many buildings have been designated by the city as having historical significance.

Westwood Village was, when developed 90 years ago, and continues to be, a commercial business area obviously intended for public use and within which is located the Geffen Theater, a National Register Eligible Cultural Resource. Wilshire and Westwood Blvds. are recognized major thoroughfares within the area. Please note: the Hammer Museum is located on Wilshire at Westwood and the Purple line Metro has started construction with portals on Wilshire and Westwood Blvds.

The notion of a single building as a shareable asset is not at all consistent with the easily understood wording of Article III above.

Your email neglected to address the major thoroughfares and Fire Station # 37 as indicative of meeting the criteria for a shared resource. There are suggested criteria in Article III (indicated by the words "such as") and, clearly, not all criteria need be met.

Please be prepared to discuss these issues at the Westwood Neighborhood Council meeting on Wednesday, April 11, 2018.

Thank you.

Sandy Brown
Vice President, Westwood Neighborhood Council