

WESTWOOD NEIGHBORHOOD COUNCIL MINUTES
MARCH 13, 2024
BELMONT VILLAGE SENIOR LIVING
10475 WILSHIRE BLVD. LOS ANGELES, CA 90024

1. CALL TO ORDER

President Lisa Chapman called the meeting to order at 7:06 p.m. Board members in attendance were Connie Boukidis, Sandy Brown, Lisa Chapman, Lucas Dickey, Roozbeh Farahanipour, Tracey Fitzgerald, Philip Gabriel, Ann Hayman, Stephen Resnick, Michael Telerant, and Laura Winikow. Members excused were Amie Baron, David Lorango, Doug Mark, and Jonathan York. There were approximately 18 stakeholders and guests attending.

2. ANNOUNCEMENTS

There were no announcements.

3. APPROVAL OF MINUTES

Lisa Chapman moved to approve the February 15, 2024 minutes, seconded by Tracey Fitzgerald, and approved unanimously by all board members eligible to vote. The exceptions were Lucas Dickey and Stephen Resnick because they were not present for the February meeting.

4. COMMENTS BY PUBLIC OFFICIALS

A. SLO Allen reported that neighborhood crime is down in all categories year-to-date except for robberies. This is due to incidents of what is called an Estes robbery, where shoplifting is upgraded to a robbery when force or fear is used against store security.

B. U.S. Congressman Ted Lieu's representative Janet Turner gave a legislative update and asked for community grant ideas.

C. LAFD Battalion Chief Mario Garcia discussed landslides and recommended the website emergency.lacity.gov for disaster preparedness and other information.

D. UCLA representative Marco Perez gave a list of upcoming UCLA events for this month. Construction on the cogeneration power plant will start this month and will necessitate lane closures by the medical center.

E. State Assemblymember Zbur's representative Sherwin Shamoeil reported that the Assembly-member has co-authored a bill on retail theft with the Assembly Speaker.

F. 3rd District County Supervisor Lindsey Horvath's representative Amanda Laflin gave a legislative update and reported that LAHSA will undergo a financial audit.

G. A representative from LAPD West Traffic division reported that they were busy with a protest today and answered questions.

5. DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT

There was no report.

6. TREASURER'S REPORT

A. Motion to approve the Monthly Expenditure Report for February 2024

Treasurer Laura Winikow reported that the February 2024 MER had a beginning balance of \$35,968.50, \$150.11 spent, \$44.80 outstanding, and a net available amount of \$35,773.59.

Laura moved to approve the MER, seconded by Tracey Fitzgerald, and approved unanimously, with the exception of Roozbeh Farahanipour who was not eligible to vote at this meeting due to not completing training.

7. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Two stakeholders who live on Wilshire and Comstock reported that there are 14 streetlights out on Wilshire between Comstock and Beverly Glen. They reported this to 311 and nothing happened. They were advised to contact CD5 Field Deputy Patricia Macias.

8. NEIGHBORHOOD PURPOSES GRANT PRESENTATIONS & AWARDING OF GRANTS

Treasurer Laura Winikow announced that she is not allowed to submit grants and approvals for the library and the music salon because she must recuse herself from voting on these applicants. Second signer Ann Hayman is not eligible to do it because she also has to recuse herself from the same applicants. Lisa Chapman moved, "WWNC will take individual votes on each applicant." Tracey Fitzgerald seconded and the motion carried unanimously. The presentations were taken out of order so all the votes which didn't require a recusal of board members were taken first.

A. Emerson Arts & Education Foundation - For expenses such as entrance fees, buses and educational materials, for the PACE program which consists of eight field trips, two for each Academy, for the 2024 - 2025 school year. Request up to \$5,000.

Tamar Asken made the presentation.

Laura Winikow moved, "WWNC will award up to \$5,000 to the Emerson Arts & Education Foundation." Lisa Chapman seconded and the motion carried unanimously.

B. Fairburn Elementary School - For PlanetBravo Education, which teaches computer literacy. Request up to \$5,000.

Haley McIntosh made the presentation. Lucas Dickey recused himself and left the room for the presentation and vote.

Laura Winikow moved, "WWNC will award up to \$5,000 to Fairburn Avenue Elementary." Ann Hayman seconded and the motion carried unanimously.

C. Friends of Westwood Library - To purchase printed (physical) books. for the Westwood Branch's collection. Request up to \$5,000.

Alison Dorsey made the presentation. Roozbeh Farahanipour, Ann Hayman, Stephen Resnick, and Laura Winikow recused themselves and left the room during the presentation and vote.

Lisa Chapman moved, "WWNC will award up to \$5,000 to the Friends of the Westwood Library." Tracey Fitzgerald seconded and the motion carried unanimously.

D. Los Angeles Music Salon - To fund a series of free public concerts at Westwood Branch Library. Request up to \$5,000.

Terry Tegnazian made the presentation. Roozbeh Farahanipour, Ann Hayman, Stephen Resnick, and Laura Winikow recused themselves and left the room during the presentation and vote.

Lisa Chapman moved, "WWNC will award up to \$5,000 to the Los Angeles Music Salon." Philip Gabriel seconded and the motion carried unanimously.

E. The Salvation Army - To purchase a new cargo van for the temporary housing program at Westwood Transitional Village. Request up to \$5,000.

Diane Good made the presentation.

Laura Winikow moved, "WWNC will award up to \$5,000 to the Salvation Army." Ann Hayman seconded and the motion carried unanimously.

F. Warner Avenue Elementary School - To purchase materials and supplies to implement and support a "Quiet Corner" program, which will act as a calm corner and be available for students to access during recess and lunch periods. Request up to \$5,000.

Angel Rabbie made the presentation.

Laura Winikow moved, "WWNC will award up to \$5,000 to Warner Avenue Elementary School." Tracey Fitzgerald seconded and the motion carried unanimously.

9. DEVELOPMENT PROJECT REVIEW: 10756 WILKINS

A. <https://wwnc.org/10756-wilkins/>

B. Discussion and Introduction of Motion

WHEREAS IN RE THE PROPOSED 10756 WILKINS PROJECT:

- The proposed project sits on Ohio Avenue at the intersection of Ohio and Selby Avenues which have voluminous pedestrian and vehicle traffic due to two schools located on Ohio - Fairburn Avenue Elementary School and St. Paul the Apostle Catholic School (K-8), and a third school, Emerson Charter Middle School (6-8) located on Selby; as well as two places of worship located on Ohio, parishioners at St. Paul Church and the Los Angeles California Temple of the Church of Jesus Christ of Latter-Day Saints traverse and park on these streets all days of the week; Ohio Avenue is a highly traversed street for residents and commuters due to its lengthy east-west reach that feeds into Westwood and Sepulveda Boulevards and crosses under the 405 connecting West Los Angeles to Westwood and beyond; stakeholders have legitimate concerns regarding traffic, and automobile and pedestrian safety at this project's location;
- Street parking is at a premium at this project's location due to its proximity to St. Paul, Church of Latter-Day Saints, Emerson Middle School, and the commercial businesses located on Westwood Boulevard; all of these entities generate a lot of foot and vehicle traffic;
- The project's proposed six parking spaces for eleven units fails to provide even one parking space per unit which will only further eliminate available street parking spaces for all stakeholders already struggling on a daily basis to find spaces;
- Visibility issues for motorists already exist at this three street intersection such that the proposed smaller setbacks will increase the potential for accidents by further deteriorating drivers' vision;
- Smaller setbacks and the requested 56' height will contribute to the project's visual massing which at this location is undesirable from the community's standpoint; and
- Climate change is real and less open space and smaller setbacks translate into less green space for landscaping.

THEREFORE, WE, THE WWNC, RECOMMEND THE FOLLOWING:

- The Entrances/Exits into the parking lot and building must be located on Wilkins Avenue;
- Parking Spaces should be increased from six spaces in total to 1.5 space per unit;
- Setbacks should stay at 15'; and
- Maintain the height at 45' to keep the project in line and in character with its neighbors.

Daniel Ahadian, representing the developer, gave an overview of the project and the changes made after feedback from the Design Review Board hearing and showed before and after representations. He explained why the driveway is on Ohio instead of Wilkins. Putting the driveway on Wilkins isn't feasible because with the driveway on Ohio they can fit seven parking spaces underneath the building and if it is put on Wilkins they would only be able to fit three parking spaces. In addition, the lobby is on Wilkins, which is where package and food deliveries, Uber, and Lyft, would be parking and waiting, and there is no room for that on Ohio. The segment of Ohio where the driveway will be is at the other end of the property, away from the intersection. The sidewalk has been changed to be 17 feet wide at the corner so pedestrians will have room to wait before crossing the street. The building will be another 20 feet back from the sidewalk for a total of 37 feet.

Nobody from St. Paul's attended the meeting to present their side.

Lisa Chapman moved, "WWNC approves the proposed project at 10756 Wilkins." Philip Gabriel seconded and the motion was defeated by a vote of Yes: 4 (Connie Boukidis, Lisa Chapman, Philip Gabriel, Laura Winikow), No: 4 (Sandy Brown, Ann Hayman, Stephen Resnick, Michael Telerant), and Abstain: 2 (Lucas Dickey, Tracey Fitzgerald).

Sandy Brown moved to table this item until the April meeting, seconded by Tracey Fitzgerald, and carried by a vote of Yes: 9, No:1 (Philip Gabriel), and Abstain: 0.

10. EXECUTIVE DIRECTIVE 1/CF 23-0623

A. Discussion and Introduction of Motion to submit a Community Impact Statement to support changes

MOTION RE EXECUTIVE DIRECTIVE NO. 1 ORDINANCE (CF 23-0623)

“The Westwood Neighborhood Council supports the ED 1 Ordinance (CF 23-0623), IF AMENDED, to include the guidelines sent by United Neighbors to the PLUM committee, with a particular focus on the importance of the following amendments:

1. Limit the number of waivers and off-menu incentives to a total of 6;
2. Require rear 15’ setbacks to allow for trees to grow and storm water to be captured;
3. Prevent post-development conversion of nonresidential spaces to market rate units;
4. Protect R 1, HPOZs, and Historic Districts in their entirety;
5. Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast-track approval; and
6. Require ED 1 projects meet minimum Tier 2 TOC qualifications. Projects that don’t meet these requirements under ED 1 would need to go through discretionary approval.

Connie Boukidis moved, “WWNC approves the Motion re: Executive Directive No. 1 Ordinance (CF 23-0623).” Stephen Resnick seconded and the motion carried unanimously.

11. WESTWOOD PARK ADVISORY BOARD

There was no meeting because the PAB couldn’t get a quorum.

12. HOLMBY PARK ADVISORY BOARD

Ann Hayman reported that the PAB is waiting on two more members to go through the city process and then they will be able to hold a meeting.

13. STANDING COMMITTEE STATUS REPORTS

- A. Executive – no report
- B. Land Use & Planning
See agenda item 9.
- C. Outreach & Communications – no report
- D. Homeless Task Force – no report
- E. Budget Advocates -no report
- F. Public Safety/ Transportation & Parking – no report
- G. WRAC – Emergency Preparedness – no report
- H. Bylaws – no report
- I. WRAC – Report and Motions

1. Support: CF 24-0055 (enforcement of gas leaf blower ban)

“The Westwood Neighborhood Council, a member of the Westside Regional Alliance of Councils (WRAC), strongly supports the motion in Council File 24-0055 (Raman), requesting a report-back on measures to better enforce the City’s longstanding restriction on gas-powered leaf blowers within 500 ft. of residences, as well as development of an educational program and outreach to residents, landscapers and gardeners with information about the current regulations, the environmental impact and

available rebate and trade-in programs.”

Stephen Resnick moved the above motion but there was no second.

2. Support: Request Compensation for Transfer of PROW

“The Westwood Neighborhood Council, a member of the Westside Regional Alliance of Councils (WRAC), requests that the city receives monetary compensation and/or receives community benefits for the transfer of easements in the public right of way, equivalent to the fair market value of the property transferred, and that this value received is invested in the Community Plan area affected.”

Stephen Resnick moved the above motion, seconded by Philip Gabriel, and carried unanimously.

3. Support: Request Cap on Waivers for ED1 and Affordable Housing

Streamlining Projects

Refers to City Council file 23-0623

“In regard to CF 23-0623, the Westwood Neighborhood Council, a member of the Westside Neighborhood Alliance of Councils (WRAC), requests that the city cap development waivers at five (5), with no more than one (1) of which may be related to the environment, for Executive Directive 1 (ED1) and Affordable Housing Streamlining Ordinance projects, and further requests that Councilmembers representing WRAC member councils (CMs Park, Yaroslavsky, Raman and Hutt) bring a motion in Council or otherwise direct the Dept. of City Planning (DCP) to institute a DCP policy to effectuate this purpose.”

Lisa Chapman moved the above motion, seconded by Stephen Resnick. The motion carried by a vote of Yes: 8 (Connie Boukidis, Sandy Brown, Lisa Chapman, Philip Gabriel, Ann Hayman, Stephen Resnick, Michael Telerant, Laura Winikow), No: 0, and Abstain: 1 (Lucas Dickey).

4. Support: Oppose Metro congestion pricing on the Westside without robust North/South transit options in place

“The Westwood Neighborhood Council, a member of the Westside Regional Alliance of Councils (WRAC), strongly opposes the implementation of Metro’s Congestion Pricing pilot (aka the Metro Traffic Reductions Study (TRS) project) without first having robust transit options in place in the North/South direction through the Sepulveda Pass from the 101 to the 10 freeway.

Robust transit options are defined as either 1) enhanced bus service through the Sepulveda Pass as previously suggested by the Southern California Association of Governments (https://scag.ca.gov/sites/main/files/file-attachments/mobilitygozone_report_final.pdf?1604269434) and 2) the Sepulveda Transit Corridor project, which will provide either monorail or heavy rail subway service from the San Fernando Valley to LAX, with a station on the UCLA Campus and a direct seamless connection to the Purple Line on Wilshire Blvd.”

Stephen Resnick moved the above motion, seconded by Lisa Chapman. The motion carried by a vote of Yes: 8 (Connie Boukidis, Sandy Brown, Lisa Chapman, Lucas Dickey, Philip Gabriel, Ann Hayman, Stephen Resnick, Laura Winikow), No: 0. and Abstain: 1 (Michael Telerant).

14. ADJOURNMENT

President Lisa Chapman adjourned the meeting at 9:48 p.m.