

WESTWOOD NEIGHBORHOOD COUNCIL MINUTES
OCTOBER 8, 2025
BELMONT VILLAGE SENIOR LIVING
10475 WILSHIRE BLVD. LOS ANGELES, CA 90024

1. CALL TO ORDER

President Lisa Chapman called the meeting to order at 7:10 p.m. Board members in attendance were Marcy Agmon, Connie Boukidis, Sandy Brown, Lisa Chapman, Stephen Cropper, Roozbeh Farahanipour, Philip Gabriel, Samantha Goldstein, Stephen Resnick, Chris Schroeder and Michael Telerant. Members excused were Alexis Blum, Tracey Fitzgerald, Ann Hayman, and Laura Winikow. There were approximately 12 stakeholders and guests attending.

2. ANNOUNCEMENTS

Chris Schroeder announced the birth of his first baby, Harper.

3. APPROVAL OF MINUTES

Lisa Chapman moved to approve the September 10, 2025 minutes, seconded by Marcy Agmon and approved unanimously.

4. COMMENTS BY PUBLIC OFFICIALS

A. 3rd District County Supervisor Lindsey Horvath's representative Amanda Laflin gave a legislative update.

B. U.S. Congressman Ted Lieu's representative Janet Turner gave a legislative update.

C. State Senator Ben Allen's representative Samantha Gallegos gave a legislative update and explained that he abstained on SB79 because he agreed with the goals but not the methods.

D. State Assemblymember Rick Chavez Zbur's representative Sherwin Shamoeil gave a legislative update. Some board members commented that they were grateful for the Assemblymember's no vote on SB79.

E. UCLA representative Marco Perez reported on upcoming events at UCLA, the Hammer Museum, and Mathias Botanical Garden. UCLA's Time Place and Manner policies went into effect on September 19th.

5. DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT

DONE NEA Erica Gatica-Doughty announced upcoming events and requested suggestions for charter reform commission meetings.

6. TREASURER'S REPORT

A. Motion to approve the Monthly Expenditure Report for September 2025

Stephen Resnick reported that the September 2025 MER had a beginning balance of \$37,452.46, \$597.05 spent, \$2,898.95 outstanding, \$44.13 committed, and a net available balance of \$33,912.33. Stephen moved to approve the MER, seconded by Lisa Chapman and approved unanimously.

B. Motion to approve rollover budget

Stephen Resnick moved to approve the rollover amount of \$12,465.26, seconded by Lisa Chapman and approved unanimously.

7. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Stakeholder Steve Sann announced the next free concert at the Westwood Branch Library on October 11th.

8. STATE MANSIONIZATION ORDINANCE

A. Discussion and Introduction of Motion to amend the Ordinance

Amend State Mansionization Ordinance

"Whereas, residents in Los Angeles are concerned that large homes are replacing traditional homes in many neighborhoods and

Whereas, the Baseline Mansionization Ordinance was found to be too lenient and overbuilt single family homes reduce permeable land across the city and reduce community flood resilience,

Whereas, developers exploited the loopholes and

Whereas, in 2017, the City Council revised the Baseline Mansionization Ordinance allowing neighborhoods to tighten FARs, reduce height, and create design guidelines and

Whereas, in 2019, SB 330 (Housing Crisis Act) was adopted by the State Legislature that removed authority at the local level to regulate home sizes using FAR,

Now, therefore, the Westwood Neighborhood Council supports amending SB 330 to omit the language in Section 13, Chapter 12 (B0 (1) (A) (c):

"For purposes of this subparagraph, "less intensive use" includes, but is not limited to, reductions to height, density, or floor area, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing."

The WWNC will submit this motion to WRAC for WRAC's support.

Background on SB 330

2008: LA City unanimously passed Baseline Mansionization Act, (aka BMO) limiting size of single family homes based on a lot size ratio.

2009-2014: Builders exploit loopholes (garage/basement exemptions)

2014: Planning Dept. revisits and BMO is modified to close loopholes.

2015: Interim Control Ordinance (ICO) passed to temporarily halt over-sized Development

2017: A revised BMO goes into effect. Tighter FAR limits, height restrictions and design guidelines.

2019: SB 330 – State passes "Housing Crisis Act" to raise housing density, limit regulations and misguidedly removes local regulation of home sizes using FAR. Cities and counties can no longer adopt policies that would lessen any intensity in housing (reducing height, density, FAR, additional set-backs, increased open space, etc.) As of 2018, Mansionization could NO LONGER be regulated.

As affordability is one goal of SB 330, in reality it does the exact opposite: SB 330, in fact, allows a larger a home to be built which makes them more expensive and less affordable.

SB 330 must be amended to allow cities to decide how to regulate mansionization as long as It continues to allow the state to address our housing crisis.

Lisa Chapman moved the above motion, seconded by Stephen Resnick and carried unanimously.

9. DISCUSSION AND INTRODUCTION OF MOTION

"The Westwood Neighborhood Council asks UCLA to commit to the STC4All plan asking Metro to place an on-campus stop at UCLA's Gateway Plaza during planning and construction of the Sepulveda Transit Corridor Project." "The WWNC has supported, and continues to support this position, and the location of the stop at Gateway Plaza; we do not support the alternate location of Strathmore and Gayley."

Comments made about this move were that it will reduce ridership, impact homes in Westwood Hills, and delay the project. Stephen Cropper moved to table this item, seconded by Sandy Brown and carried unanimously.

10. DISCUSSION AND INTRODUCTION OF MOTION OPPOSING SB79

"The Westwood Neighborhood Council strongly opposes SB 79. The Westwood Neighborhood Council has long expressed our crucial concerns about the serious public safety impacts of housing density mandates, including those in SB 79. We further oppose all housing density legislation, including SB 79, that fails to include a clear funding mechanism to support the resulting impact on infrastructure, public safety and municipal services.

"The Westwood Neighborhood Council therefore strongly supports the motion in Council File 25-1083 (Park), which calls for a report back on the impacts of SB 79 on the City of Los Angeles, including an analysis of the costs to update the City's infrastructure and utility systems to support projected density from SB 79, and a confidential report to City Council on potential legal challenges and bases for cost-recovery from the state."

Background:

Park Motion: https://cityclerk.lacity.org/online/docs/2025/25-1083_misc_09-16-25.pdf

Council File:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=25-1083>

WRAC motion re SB 79: <https://westsidecouncils.com/wp-content/uploads/2025/04/WRAC-letter-Assembly-Rules-re-SB-79.pdf> WRAC motion re density legislation w/o funding mechanisms:

<https://westsidecouncils.com/wp-content/uploads/2025/06/WRAC-Letter-Housing-Density-Funding.pdf>

Lisa Chapman moved the above motion, seconded by Connie Boukidis. The motion carried by a vote of Yes: 8 (Marcy Agmon, Connie Boukidis, Sandy Brown, Lisa Chapman, Philip Gabriel, Stephen Resnick, Chris Schroeder, Michael Telerant.), No: 0, and Abstain: 2 (Stephen Cropper, Samantha Goldstein).

11. DISCUSSION AND INTRODUCTION OF MOTION TO SUPPORT CM TRACI PARK'S MOTION FOR FEEDBACK ON SB79

On September 12, 2025, the California State Legislature passed Senate Bill 79 (SB 79) (Wiener). If enacted, SB 79 will significantly alter land use, zoning, and development regulations for cities across California. The City must conduct an analysis to understand the impacts of SB79 on our neighborhoods and the rippling effects it will have across City Departments.

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The Department of City Planning, neighborhood councils, community groups and Council offices invested countless hours into public meetings to educate and solicit feedback from the community in order to create a blueprint to address our housing shortage. This extensive outreach and engagement resulted in the approved Citywide Housing Incentive Program ("CHIP") and updated Community Plans, which was part of the approved Housing Element. The Department of City Planning carefully evaluated CHIP, which is reflected in the Environmental Impact Report that was completed.

SB79 would fundamentally change the zoning of neighborhoods without consideration to community, infrastructure, traffic, parking, and public safety. It would effectively rezone hundreds of parcels across the city without completing environmental review through an Environmental Impact Report. While the intent of SB79 may be to expand housing opportunities and streamline certain development processes, the legislation also raises serious questions and concerns about the capacity and resiliency of existing city infrastructure to accommodate and support substantial new

density given the City also already faces chronic challenges in maintaining and modernizing its infrastructure.

The impacts of the legislation, which was amended over a dozen times, needs to be thoroughly understood by City staff and community stakeholders in the event Governor Newsom decides to sign SB79 and enact it into law. This analysis should also explore how these new state mandates will affect our ability to create and maintain safe, reliable and adequate infrastructure and utility systems, in addition to recommendations for mitigation and funding strategies to plan for increased density around SB79 eligible transit stops.

I THEREFORE MOVE that the Council instruct the Department of City Planning, Transportation Department, and the Housing Department, and in consultation with the City Attorney, and Chief Legislative Analyst, to prepare a report in 90 days on an assessment detailing the impacts of SB79. The report should include the following:

- The definition of a "Transit-oriented development stop."
- Detail the applicability of SB79 to Cities neighboring the City of Los Angeles.
- Detailed maps of the locations of a "Transit-oriented development stop" highlighting the one-quarter (1) mile and one-half mile (½).
- Detail the allowable density per acre, height, floor area ratio (FAR) and parking.
- Detail how SB79 works in conjunction with Density Bonus Law, including waivers and incentives.
- Detail how SB79 would impact the following:

Residential units subject to the Rent Stabilization Ordinance.

Sites located within the Coastal Zone and Sea Rise areas.

Sites located within Very High Fire Hazard Severity Zones.

Sites located within Tsunami Zones.

Sites located in or near evacuation routes.

Sites that have a designated historic resource either by the City, State or Federal Governments, including individual designations and Historic Districts.

Historic Preservation Overlay Zones or National Register Historic Districts (NRHD).

- Details on the City's ability to delay effectuation of SB79 and on the potential development of a local "Transit Oriented Development Alternative Plan," including but not limited to the following:
The necessary findings.

The number of "Transit-oriented development stops" that are anticipated to be analyzed.

Phasing and time requirements of delayed effectuation and Transit Oriented Development Alternative plans.

Recommendations on local implementation options including:

- o Detailed cost analysis, including staffing resources and consultant costs anticipated to be needed by the Department of City Planning to implement SB79, and potential resources needed for delayed effectuation, a local Transit Oriented Development Alternative Plan, and case processing. Details on how the implementation will interface with already adopted and proposed Community Plans and the Citywide Housing Incentive Program (CHIP).

I FURTHER MOVE that the Council instruct the Chief Legislative Analyst, with the assistance of the City Administrative Officer, City Planning, the Department of Transportation, Bureau of Sanitation, Bureau of Street Services, Bureau of Engineering, the Fire Department, the Police Department, and request the Department of Water and Power, to prepare a comprehensive report identifying and assessing the projected impacts of SB79 density on the City's infrastructure and utility systems including:

- Costs to update, expand, and modernize the City's infrastructure and utility systems to support projected density from SB79.

Costs to maintain expanded and upgraded infrastructure and utility systems needed to support SB79 density.

Enhancements to emergency services staffing and resources necessary to support SB79 density.

Citywide staffing enhancements necessary to design and deliver an upgraded infrastructure and utility enhancement plan to support new SB79 density.

Recommendations for mitigation, funding strategies, and any additional policy actions the City Council should consider to mitigate the effects of SB79.

- Estimated increase of revenues generated from the reassessment of properties redeveloped with SB79 projects.

I FURTHER MOVE that the Council request the City Attorney to issue a confidential report to Council on potential legal challenges to SB79 and possible bases for cost-recovery from the state.

PRESENTED BY: TRACI PARK Councilwoman, 11th District

Lisa Chapman moved, "WWNC supports Councilmember Traci Park's motion for feedback on SB79."

Connie Boukidis seconded and the motion carried unanimously.

12. DISCUSSION AND MOTION TO NOMINATE MARCY AGMON AND SAMANTHA GOLDSTEIN TO BE OUTREACH CO-CHAIRS

Lisa Chapman moved to nominate Marcy Agmon and Samantha Goldstein as Outreach Co-Chairs. Marcy Agmon and Samantha Goldstein accepted the nomination. Philip Gabriel seconded and the motion carried unanimously.

13. DISCUSSION AND MOTION TO NOMINATE A WWNC BOARD MEMBER TO THE WRAC TRANSPORTATION AND MOBILITY COMMITTEE

Philip Gabriel volunteered to be on the committee. Lisa Chapman moved to approve Philip Gabriel as WWNC's representative, seconded by Stephen Resnick and approved unanimously.

14. DISCUSSION AND INTRODUCTION OF MOTION REGARDING ONBOARDING FOR WWNC BOARD MEMBERS

The board of directors of the Westwood Neighborhood Council authorizes the development, assembly, and distribution of a new board member onboarding packet, to be presented for board review. A standardized onboarding process for new board members, including a comprehensive packet of materials to be provided upon their appointment, will ensure that all incoming members are well-informed and can contribute effectively from the start of their term.

Consistency: A standardized packet ensures all new members receive the same core information, eliminating potential gaps or variations in knowledge.

Faster engagement: Providing essential background documents upfront enables new members to understand their duties and contribute to discussions more quickly.

The packet should, at minimum, contain the following (via hard copy or up-to-date web link):

Organizational mission, vision and history.

Bylaws and key governance policies (e.g., conflicts of interest).

Biographies and contact information for all current board members and key staff.

The most recent annual budget.

12 months of board minutes.

A list of required trainings and web links for assessing them.

The packet will be provided to new board members at or in advance of their first board meeting. In addition, a meeting with a board officer will be scheduled to address questions about the onboarding packet and provide background information, as needed, on issues previously considered by the board.

After discussion, it was decided there was no need for a motion, as these are administrative tasks.

15. ALL NEW BOARD MEMBERS MUST COMPLETE THE LAND USE TRAINING MODULE

Lisa Chapman reminded board members about this.

16. WESTWOOD PARK ADVISORY BOARD

No report was given.

17. HOLMBY PARK ADVISORY BOARD

No report was given.

18. STANDING COMMITTEE STATUS REPORTS

A. WRAC – Report & Motions

1. Appointment of a WWNC board member to the WRAC Mobility and Transportation Committee—this was taken care of in agenda item 13

B. Executive – no report

C. Land Use & Planning – no report

D. Ad Hoc Committee on WWNC Boundary Adjustments – no report

E. Outreach & Communications – no report

F. Homeless Committee - no report

G. Budget Advocates

1. Discussion and Motion to appoint a WNC board member to the Budget Advocates Team

No one volunteered but Lisa Chapman asked everyone to think about it.

H. Public Safety/ Transportation & Parking – no report

I. WRAC – Emergency Preparedness – no report

J. Bylaws – no report

19. ADJOURNMENT

President Lisa Chapman adjourned the meeting at 9:25 p.m.