

Contact Information

Neighborhood Council: Greater Wilshire Neighborhood Council

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Date of NC Board Action: 12/10/2014

Type of NC Board Action: Against

Impact Information

Date: 01/15/2015

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 14-1500

Agenda Date:

Item Number:

Brief Summary: The Greater Wilshire Neighborhood Council joins the Neighborhood Council Budget Advocates in requesting that the City Administrative Officer oversee an independent and transparent review, analysis, and an “apples-to-apples” comparison, fully and impartially evaluating the true and durable value of the two proposals to manage and operate the Greek Theatre.

Additional Information: The City Council is further urged to recognize and appropriately respond to the considerable and genuine controversy over the recommendation of the Recreation and Parks Commission favoring Live Nation to manage and operate the Greek Theatre. These concerns are both about the durable contributions respectively proposed for the asset value of the Greek Theater as well as the continued good management of the Theater in its neighborhood context.



Greater Wilshire Neighborhood Council General Meeting
December 10, 2014
DRAFT MINUTES

1. WELCOMING REMARKS:

A. Call to order & Flag salute

A duly noticed Meeting of the Greater Wilshire Neighborhood Council (“GWNC”) Board of Directors was held on Wednesday, December 10, 2014, at the Ebell of Los Angeles, 743 S. Lucerne Blvd., Los Angeles. President Owen Smith called the meeting to order at 7:00 p. m. The Pledge of Allegiance was led by Frances McFall.

B. Board Roll Call

Twelve of the 21 Board Members or their Alternates were present at the Roll Call, which is not a quorum: Jeffry Carpenter, Patricia Carroll, Eric Oliver (alternate for Ann Eggleston), John Gresham, Joseph Hoffman, Jack Humphreville, Fred Mariscal, Frances McFall, Owen Smith, Julie Stromberg, Jane Usher and James Wolf. Ann Eggleston, William Funderburk, and Patricia Lombard arrived later. Seven Board Members were absent and not represented by an Alternate: Michael Genewick, Clinton Oie, Jason Peers, Dorian Shapiro, Daniel Whitley, John Winther and Greg Wittmann. The GWNC quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) is 13 (see <http://www.greaterwilshire.org/site/files/GreaterWilshireApprovedReorderedBylawAmendments051712Updated102612.pdf>) so at this time the Board could not make any Motions or take any votes. All 21 Board Seats were filled. No Board Seats were vacant (some Alternate Seats were vacant). Also attending: 19 Stakeholders and guests, including GWNC Alternate Colette Amin. GWNC Alternate Karen Gilman arrived later.

2. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS:

(Representatives from government offices and community-based organizations)

A. CD4 Update (Ben Seinfeld)

Mr. Seinfeld, Field Deputy for L.A. City District Four Councilman Tom LaBonge (213-485-3337; cell 213-804-2388; Ben.Seinfeld@LACity.org; <http://CD4.LACity.org>), could not attend and there was no report at this time.

B. CD5 Update (John Darnell)

Mr. Darnell, Field Deputy for L.A. City District Five Councilman Paul Koretz (310-289-0353; John.Darnell@LACity.org; www.lacity.org/council/cd5), could not attend and there was no report at this time.

C. LAPD Senior Lead Officer Hebel Rodriguez

Hebel Rodriguez, LAPD Wilshire Division Senior Lead Officer (office 213.473.0476; mobile/text phone 213.793.0715; 35738@LAPD.LACity.org; www.LAPDWilshire.com), could not attend and there was no report at this time.

3. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Carolyn Ramsey, City Council District Four Candidate, asked for support.

4. PRESENTATIONS

A. GWNC Citizen Recognition Award: Roy Forbes (Fred Mariscal)

Mr. Forbes has been a valuable asset to the Brookside community for many years, organizing (among other things) its annual block party extravaganzas, movie nights at Memorial Library and horse-drawn sleigh rides for the winter holidays.

Mr. Mariscal described Mr. Forbes' extensive community service and presented him with the Award. (Applause). Mr. Forbes announced the Brookside holiday hay ride and caroling event that will take place on Monday, December 22 at 6:30 p.m.

B. 2014 Neighborhood Purpose Grant Recipient Reports/Updates

i. L.A. Team Mentoring (Natalie Simons)

Ms. Simons described the LATM student mentoring program at John Burroughs Middle School and thanked the GWNC for funding its Summer College Leadership Camp.

ii. Others?

Patricia Alexander of Third St. Elementary School thanked the GWNC for funding its courtyard beautification, which improved school safety and security.

5. ADMINISTRATIVE ITEMS:

A. Review and adoption of November 12, 2014, minutes

[This Agenda Item was addressed after Item #6. E.] The following correction to the November 12, 2014 General Meeting Minutes was requested: page eight, Item #6. H. 4.: "concerns regarding Floor Area Ration" should read "concerns regarding Floor Area Ratio."

MOTION (by Mr. Humphreville, seconded by Mr. Mariscal): The Greater Wilshire Neighborhood Council approves the Minutes of its November 12, 2014 General Meeting as corrected.

MOTION PASSED unanimously by a roll call vote of the 13 eligible voters present with all 13 in favor ("Yes" or "Aye") (Carpenter, Carroll, Funderburk, Gresham, Hoffman, Humphreville, Mariscal, McFall, Oliver, Smith, Stromberg, Usher and Wolf), 0 opposed and 0 abstained.

6. BOARD & COMMITTEE MEMBER REPORTS (including discussion and possible action items, if listed):

A. President

- i. Board Vacancies – Still have openings for Alternate Board Members for the following seats: Area 2 – Citrus Square; Area 3 – Country Club Heights; Area 9 – Oakwood/Maplewood/St. Andrews; Area 12 – Western-Wilton; Education; Other Non-Profit; and Religion.

Mr. Smith noted the vacancies. [See www.GWNC.org and <http://www.greaterwilshire.org/site/files/GreaterWilshireApprovedReorderedBylawAmendments051712Updated102612.pdf> for information on who can and how to apply for consideration.]

- ii. Ethics & Funding Training reminder. All Board Members and Alternates must complete ethics training in order to vote on funding Motions before the Board. The course is available online at <http://www.fppc.ca.gov/index.php?id=477>. In addition to Ethics training, all Board Members and Alternates are also REQUIRED to take a new funding training course (about the new system of NC checking accounts that will be launched soon). The course is at <http://empowerla.org/leadership-academy/#Funding>. Be sure to submit your completion forms (included in the training) to register your attendance. Board Members and Alternates MUST complete both trainings to be eligible to vote on funding-related matters. The following Board Members and Alternates have NOT completed the trainings noted below and are NOT eligible to vote on financial matters: [A table(s) are in the Agenda that show which Board Members and Alternates need to complete trainings.]

Mr. Smith noted the above.

- iii. Code of Conduct Forms -- All Board Members and Alternates are required to read the new Neighborhood Council Code of Conduct Policy (see handout) and sign the attached form.

Mr. Smith noted the above.

B. Treasurer (Discussion and Board Action, as indicated) (Carroll/Fuller)

- i. Approval of Monthly Expenditure Report (Discussion and Board action) *[This Agenda Item was addressed after Item #6. C., after a quorum had been established.]*

Copies were distributed of the “Monthly Expenditure Report for: November 2014.” GWNC Administrative Consultant Elizabeth Fuller reviewed expenses.

FUNDING MOTION (by Mr. Gresham, seconded by Ms. Usher): The Greater Wilshire Neighborhood Council approves its Monthly Expenditure Report for November 2014.

FUNDING MOTION PASSED unanimously by a roll call vote of the 11 eligible voters present with all 11 in favor (“Yes” or “Aye”) (, Eggleston, Funderburk, Gresham, Hoffman, Humphreville, Mariscal, McFall, Smith, Stromberg, Usher and Wolf), 0 opposed and 0 abstained.

FUNDING MOTION (by Mr. Gresham, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council approves the individual expenditures it made in November 2014.

FUNDING MOTION PASSED unanimously by a roll call vote of the 11 eligible voters present with all 11 in favor (“Yes” or “Aye”) (, Eggleston, Funderburk, Gresham, Hoffman, Humphreville, Mariscal, McFall, Smith, Stromberg, Usher and Wolf), 0 opposed and 0 abstained.

Board Member Patty Lombard arrived, at 7:33 p.m. (after Mr. Funderburk), making 14 Board Members (or their Alternate(s)) present (the GWNC quorum is 13). Board Member Fred Mariscal left the meeting at 7:33 p.m, making 13 Board Members (or their Alternates) present (the GWNC quorum is 13, so votes could still be taken.)

- ii. Approval of upcoming individual expenses (Discussion and Board action):
 - a. Larchmont Buzz advertising - \$1,200 (budgeted \$2,200)

Ms. Fuller explained this upcoming expense.

- b. Mailbox at Village Mail Call - \$400 (annual renewal)

Ms. Fuller explained this upcoming expense.

- c. Budget for CD4 Candidate Forum – up to \$1,500 for venue, school staff, 10’ banner, printing, etc.

Ms. Fuller explained this upcoming expense, noting that committee members have asked that the budget be increased to \$1,600.

FUNDING MOTION (by Ms. Usher, seconded by Ms. McFall): The Greater Wilshire Neighborhood Council approves the individual upcoming expenditures of Larchmont Buzz advertising - \$1,200; Mailbox at Village Mail Call - \$400 (annual renewal); and for CD4 Candidate Forum – up to \$1,600 for venue, school staff, 10’ banner, printing, etc.

FUNDING MOTION PASSED unanimously by a roll call vote of the 11 eligible voters present with all 11 in favor (“Yes” or “Aye”) (Eggleston, Funderburk, Gresham, Hoffman, Humphreville, Lombard, , McFall, Smith, Stromberg, Usher and Wolf), 0 opposed and 0 abstained.

- iii. Update on status of current year contracts for Wilshire United Methodist Church, Ebell of Los Angeles and Elizabeth Fuller (as previously approved by the Board)

Ms. Carroll awaits DONE’s [the L.A. Dept. of Neighborhood Empowerment’s] response regarding the contracts, which have not yet been paid. Regarding invoices, however, she said, “everything’s been paid that can be paid.”

C. DWP MOU Liaison (Humphreville)

- i. Settlement of the Owens Lake litigation

Mr. Humphreville described work to calculate the effect of the settlement.

Board Member William Funderburk arrived 7:20 p.m. (before Ms. Lombard), making a quorum of 13 Board Members (or their Alternate(s)) present. Now the Board could take binding votes on Agendized Items.

Mr. Humphreville said to expect rate increase talks in the 2015 second quarter.

- ii. Concern that City is hitting DWP for pet projects that do not have adequate rates of return

Mr. Humphreville noted the above.

D. City Budget and NC Budget Advocates (Humphreville) (Discussion and Board Action, as indicated below)

- i. Concerns about the budget because of labor issues

Mr. Humphreville described the City employee payroll issue.

- ii. Streets and sidewalks update

Mr. Humphreville described the City's infrastructure issue.

- iii. Proposed Motion on Greek Theatre: [see the below Motion].

Mr. Humphreville described the issue and reported that a number of Neighborhood Councils support the Nederlander Group to manage and operate The Greek Theatre. He read aloud the following Motion suggested by the Neighborhood Council Budget Advocates.

MOTION (by Ms. Usher, seconded by Mr. Gresham): The Greater Wilshire Neighborhood Council supports the following Resolution: Whereas there is considerable controversy over the recommendation of the Recreation and Parks Commission involving its decision favoring Live Nation to manage and operate The Greek Theatre. Therefore, the Greater Wilshire Neighborhood Council joins the Neighborhood Council Budget Advocates in requesting that the City Administrative Officer oversee an independent and transparent review, analysis, and an apples-to-apples comparison of the two proposals to manage and operate The Greek Theatre.

Board Member Ann Eggleston arrived at 7:40 p.m. (replacing her Alternate Eric Oliver); there still were 14 Board Members present (the GWNC quorum is 13).

DISCUSSION: GWNC Renters Alternate Colette Amin said "Nederlander is very active in our community." Phillip Green, Community Programs and Development Manager of Nederlander (www.WeAreTheGreek.com), distributed "Why Nederlander/AEG Live for the Greek Theatre" information. He described Nederlander's community and business partnerships and funding made available to the City.

MOTION PASSED unanimously by a roll call vote of the 13 eligible voters present with all 14 in favor ("Yes" or "Aye") (Carpenter, Carroll, Eggleston, Funderburk,

Gresham, Hoffman, Humphreville, Lombard, , McFall, Smith, Stromberg, Usher and Wolf), 0 opposed and 0 abstained.

E. LANCC Report (Humphreville)

i. Report from December 6 LANCC meeting

Mr. Humphreville reported that LADOT General Manager Seleta Reynolds indicated that more staff are needed to process grant applications.

F. Outreach Committee (Mariscal)

i. CD4 candidate forum. (Discussion and possible Board action.) – Patty Lombard has been consulting with Mid-City West Community Council on February date and venue (secured John Burroughs Middle School). Candidate invites will be sent out soon and joint GWNC/MCWCC Committee (GWNC reps: Lombard, Humphreville, Amin) will meet soon to work on other event details.

Ms. Fuller reported that Ms. Lombard and others are working with the Mid City West Community Council to co-host a City Council District Four Candidates Forum on Sunday, February 8th from 11:00-2:00. Funding (as noted above) will be needed for outreach, the venue and more.

ii. Neighborhood “Top 10” priorities lists. Discussion/overview of efforts to gather “top 10” issues lists from our neighborhood associations, to help prioritize Board activities and help individual associations as needed. Still need lists from Brookside, Fremont Place, Hancock Park, Larchmont Village, Melrose, Western-Wilton and Windsor Square. Spreadsheet now available on Google Docs at https://drive.google.com/folderview?id=0BxH_mJhUJSCvWGVDYjNjZ0pMalU&usp=sharing. (Hoffman)

Ms. Fuller noted the above.

G. Transportation Committee (Michelle Owen/Julie Stromberg) (Discussion and Board Action, as noted)

Ms. Stromberg noted that the Committee met on December 1.

i. Neighborhood Transportation and Streets Committees. Discussion/ recommendation that GWNC Board Area Representatives reach out to their respective communities/neighborhood associations to help create a Transportation and Streets Committee to address issues such as the impact of the Draft Mobility Plan, Metro construction, BRT construction and operation, sidewalk and street repairs, traffic safety, etc., and report to the GWNC Transportation Committee with updates and recommendations.

Ms. Stromberg read aloud the above.

ii. Community forum on LA’s Draft Mobility Plan 2035. Proposed Motion: [see the below Motion].

MOTION (by Ms. Stromberg, seconded by Ms. Lombard): The Greater Wilshire Neighborhood Council will sponsor a community forum on the City's Draft Mobility Plan.

MOTION PASSED unanimously by a roll call vote of the 13 eligible voters present with all 14 in favor ("Yes" or "Aye") (Carpenter, Carroll, Eggleston, Funderburk, Gresham, Hoffman, Humphreville, Lombard, , McFall, Smith, Stromberg, Usher and Wolf), 0 opposed and 0 abstained.

iii. New TC Member: Bill Funderburk

Ms. Stromberg noted the above.

iv. New TC meeting schedule: First Monday of even-numbered months, at 7:00 p.m.
Next meeting: Monday, February 2.

Ms. Stromberg noted the above and that the Committee will be submitting more pothole repairs requests. [Submit requests for this and future repairs to Transportation@GreaterWilshire.org.]

Board Member Jane Usher recused herself and left the room at this time and was replaced by her Alternate Karen Gilman; there still were 13 Board Members present (the GWNC quorum is 13).

H. Land Use Committee (James Wolf)

i. Development of five condominiums at 4806 W. Elmwood (Discussion and Board action) -- The LUC reviewed this project for the third time in November. Previous reviews were in August and September, and the GWNC Board supported recommendations in those months to oppose the project as presented, based on concerns about neighborhood context and compatibility, garage openings and ventilation, placement of AC units, design of planter areas, lack of usable outdoor space and other details. This month, project representatives presented new configurations for ventilation systems, as requested, but new drawings did not address neighborhood context and compatibility issues. Committee Members also raised questions about the overall style and quality of the design. LUC recommended Motion: That [see the below Motion]. (Note that the Committee vote on this recommendation was not unanimous. There were 5 in favor, 3 opposed and two abstentions.)

Copies were distributed of renderings, floor plans and elevations. Mr. Wolf noted the above.

MOTION (by Mr. Wolf, seconded by Ms. Stromberg): The Greater Wilshire Neighborhood Council opposes the 4806 W. Elmwood condominium project as presented.

MOTION PASSED unanimously by a roll call vote of the 13 eligible voters present with all 14 in favor (“Yes” or “Aye”) (Carpenter, Carroll, Eggleston, Funderburk, Gilman, Gresham, Hoffman, Humphreville, Lombard, McFall, Smith, Stromberg, and Wolf), 0 opposed and 0 abstained.

- ii. Update on progress on issues with crime, lighting and other [Q] condition violations at the Avalon Wilshire building, 5115 Wilshire Blvd. (Discussion and Board Action) – GWNC previously voted to support La Brea-Hancock neighbors in seeking enforcement of security and greenspace-related [Q] conditions in the building’s CUP. Recent efforts by neighbors, the La Brea-Hancock Homeowners Association and GWNC have led to renewed discussions with the property owners, who recently proposed fencing the property and/or installing a high-end, motion-sensitive camera system. Committee Members expressed concerns that the proposed solutions are either not acceptable (e.g. the fence), or don’t go far enough to mitigate the negative impacts recently experienced by neighbors. LUC Recommended Motion: That [see the below Motion].

MOTION (by Mr. Wolf, seconded by Mr. Hoffman): The Greater Wilshire Neighborhood Council recommends that Avalon Bay propose, implement and continuously monitor performance-based solutions to fulfill its CUP requirements for the Avalon Wilshire building at 5115 Wilshire Blvd., including the [Q] conditions and the covenant with the La Brea-Hancock Homeowners Association (LBHHA), in regular consultation with the LBHHA Board.

DISCUSSION: Mr. Wolf explained that the GWNC would send a letter to Avalon Bay with the above recommendation.

MOTION PASSED unanimously by a roll call vote of the 13 eligible voters present with all 14 in favor (“Yes” or “Aye”) (Carpenter, Carroll, Eggleston, Funderburk, Gilman, Gresham, Hoffman, Humphreville, Lombard, McFall, Smith, Stromberg, and Wolf), 0 opposed and 0 abstained.

Mr. Funderburk added that Alternate Board Member Barbara Savage is negotiating with the Avalon Bay attorney.

- iii. Development of a 10-unit Small Lot Subdivision project at 856 S. Wilton. (Discussion and Board Action) – Developer presented this project earlier in 2014 as a 5-unit project on one lot. Since then, an adjacent lot has been acquired, and the project has been re-designed as 10 units on the two lots. Committee Members generally praised the design, but expressed concerns with definition of front doors on the street-facing west façade, the lack of windows on the east facade, driveway surfacing, and other items. LUC Recommended Motion: That [see the below Motion]. [Note: Developers did submit drawings reflecting the requested changes (see handouts), and discussed them with LUC Member John Kaliski on Dec. 5.]

MOTION (by Mr. Wolf, seconded by Ms. McFall): The Greater Wilshire Neighborhood Council supports the Small Lot Subdivision project at 856 S. Wilton, on the condition that the architects more clearly define the front doors on the west, street-facing façade, add windows to the eastern (rear) façade, use a high-quality

driveway treatment, and that they also bring these revisions to select Land Use Committee Members for review before the December 10 GWNC Board meeting.

DISCUSSION: Copies were distributed of renderings, floor plans, elevations and photos. Ms. Fuller described the developer's revisions to address the items in the above recommended motion. Two single-family homes would be demolished. Ms. McFall believed that small-lot subdivisions are "destroying our community." Ms. Gilman noted that the parcel is zoned R3, and neighbors would have to organize to have the area re-zoned to prevent such developments. Ms. Stromberg was concerned that the developer did not address the Land Use Committee's original concerns (voiced in the applicant's first visit to the committee) regarding neighborhood context and open space in the new project. Mr. Wolf noted that the expansion of the project from one to two lots, since the applicant's original presentation, did address the open space issue.

MOTION FAILED by a hand vote with four in favor; six opposed; one abstained.

DISCUSSION: Matthew Hayden, a consultant for the developer, described revisions made and that no Variances were requested of the City. He said of the units "they're transitional" and expected to sell for around \$650,000-\$700,000. Mr. Hayden also described meetings with area neighbors, which led to the neighbor next door selling his lot so the project could be expanded. He said the new configuration contains more open space than legally required. He also noted that while the site would be allowed up to 18 units, they're only proposing 10, and the height is under legal limits as well. Ms. McFall was concerned about increasing densification and lack of recognition of architectural heritage. Mr. Wolf reminded that it is up to neighborhoods to organize to support or oppose projects.

MOTION to RECONSIDER the above Motion (by Ms. Lombard, seconded by Ms. Eggleston).

MOTION to RECONSIDER PASSED by a hand vote with seven in favor; three opposed.

MOTION (by Mr. Wolf, seconded by Ms. Eggleston): The Greater Wilshire Neighborhood Council supports the Small Lot Subdivision project at 856 S. Wilton, on the condition that the architects more clearly define the front doors on the west, street-facing façade, add windows to the eastern (rear) façade, use a high-quality driveway treatment, and that they also bring these revisions to select Land Use Committee Members for review before the December 10 GWNC Board meeting.

MOTION FAILED by a hand vote with four in favor; five opposed; two abstained.

- iv. Development of a 162-unit, 7-story apartment complex at 700 S. Manhattan Pl. (For information only, no action) – Applicants first presented the project last summer, and returned in November with updates and further information. Originally presented as an application for a variance to add density to the 91 units allowed on the site, the developers have revised their plans to request a Density Bonus instead, with some units reserved for low-income tenants. Developers also

met recently with residents of the Country Club Heights neighborhood, who expressed concerns about the size and density of the complex, neighborhood disruption during construction, and requested height reductions to better step down toward the lower-density neighborhood to the west on the Manhattan Place. Land Use Committee Members discussed appropriate heights and density for the location, as well as design concerns including how the project addresses Western Ave. Developers will return with further modifications as their plans develop. No City hearings are scheduled yet.

Mr. Wolf noted the above.

- v. Development of 22 townhouse units over subterranean parking at 612 S. Norton, and an adjacent condominium building at 4055 Wilshire Blvd. (For information only, no action) – Project will create 22 townhouse units on Norton, and 33 condominiums on Wilshire. Developers have been working with the Park Mile Design Review Board to shape their plans. Committee Members suggested incorporating architectural touchstones from the adjacent Windsor Square area. Mr. Wolf invited Committee Members to attend future DRB meetings on the project.

Mr. Wolf noted the above and that the Committee takes a lot of time to carefully consider projects' merits, including architecture.

- vi. Possible agenda items for upcoming LUC meetings (no action at this time):
 - a. Construction of a 4-story, 11-unit apartment complex, with Density Bonus and two on-menu incentives at 5036 Rosewood Ave.
 - b. Construction of a 30-unit apartment building at 4180 W. Wilshire Blvd.
 - c. Change of Use to convert the old Scottish Rite Temple to a private, non-profit museum at 4357 W. Wilshire Blvd.
 - d. Construction of an unmanned wireless telecommunications facility atop an apartment building at 407 S. Gramercy
 - e. Renewal of a full-line liquor CUB (with later closing time) at the Ebell of Los Angeles, 743 S. Lucerne
 - f. Density bonus project at 801-813 N. Hudson
 - g. CUB application to allow sales of beer and wine at the Verneti (formerly Girasole) restaurant at 225 N. Larchmont Blvd.
 - h. Construction of a new 6,000 square foot retail space at 101 N. La Brea
 - i. CUB application to allow sales of a full line of alcoholic beverages at an existing restaurant space on the 7th floor at 4680 W. Wilshire (Farmer's Insurance building)

Mr. Wolf noted the above.

9. ADJOURNMENT

Mr. Smith declared and the Board agreed to **ADJOURN** the Meeting at 8:36 p.m.

Respectfully submitted,
David Levin, Minutes Writer

The first paragraph of some Items is directly from the Agenda. Edited by GWNC.