11/4 NWWNC General Board Meeting

8:23pm Board Meeting Called

Board In attendance: Michael Skiles, Grayson Peters, Andrew Lewis, Nuha Khalfay, Peter Clinco, Michael Rodriguez , Alisha R, Nina Long, Wren Reynolds, Josh T, Noreen Ahmed, Kevin Crummy, Ernesto A, Amir T, Furkan Yalcin

Public Comment:

Octaviano Rios:

-NC Elections next Year

Election Day: May 11th, 2021

-Candidate Filing Period: Jan 9th, 2021

March 12th

-Will be having briefing by Nathan Sing- NC Election Rep

-Board Member Training Opportunities: Nov 10th, Nov 24th

-For Land Use Board Members- Now required a ‘Planning 101’ Training Session

-DONE Board Commissioners Meeting: Nov 16th, 1pm

-Topics: Elections, Social Media Policy

Carmen (UCLA Govt Relations): UCLA has extended remote work for Staff until March 19th, 2021

-UCPD/Use of Body Cameras: Beginning this month officers have started using body cameras

-By next year, all UCPD Officers will be wearing

-Renaming of Janss Steps: Chancellor is convening Committee to begin to research on renaming

Joey: Will be leaving Council, encourages Board members to take Budget Training

Grayson: Had Housing Tenants Townhall w/ Jeff Ebenstein of Paul Koretz Office

General Public Comment:

Olga Lexell: Opposing 500ft Motion, encourage proper outreach to Community so is more representative of Community

Kendall: Oppose 500ft Motion

Watermark Retirement Community- Conditional Use permit (for alcohol to be served & live entertainment), per land use Committee recommendation

Karen Hallock: Seeking support for conditional use permit, building has undergone major renovations

-Senior Living community (operated by watermark)

-Alc served primarily on ground floor

-Live entertainment: Jazz trio

-Very active in Community, open to allowing Community groups to use their facilitaties

Motion “move that the North Westwood Neighborhood Council support conditional use permit for

Vote: Michael Skiles, Grayson Peters, Andrew Lewis, Nuha Khalfay, Peter Clinco, Michael Rodriguez , Alisha R, Nina Long, Wren Reynolds, Josh T, Noreen Ahmed, Kevin Crummy, Amir T, Furkan Yalcin

Ernesto: Not Voting

Second: Furkan

Belmont Senior Living Center:

Mark Armbruster:

Con Howe: Existing preschool has been onsite for over 15 years, has been grandfathered in. Westwood Presbyterian is continued long-supporter of PATH, 3 levels of care by Belmont, of all options least impact in terms of traffic, Not doubling size of preschool

Andy Gerber: new preschool has rendering. Paying market rent on wilshire blvd, housing includes cost of care, utilities, requirement to preserve. R1 Zoning allows for Heights of project

Kevin: How many units

Andy: 175

Kevin: Have you done Shadow Studies

Andy: Have done full analytics

Kay Waldman: Traffic will increase

Kristina (Westwood Neighbors for Sustainable Growth): Many deviations being sought, perhaps not the proper lot for this project. Concerns for increased traffic. Concerns for impact on adjacent properties. Does not believe the applicant has considered other lots that can meet height requirements. Believes if height restrictions are altered for this case, it will open height restrictions changes for future developments. Asks that NWWNC opposes project.

Mark Armbruster - In response to Kristina Kropp, believes traffic is inevitable. If this project did not happen, it would be a tier 3, residential project that would be far bulkier. There is nothing left to build on Wilshire Blvd. Mentions DRP will continue to work with the community and comply with CEQA.

Michael Skiles - What is Mark and Kristina seeking from the NWWNC? More abstract or focused on the six story height restriction?

Mark - Hoping for the approval of the general concept of the project.

Public comment -

Roya - Question for Michael - Opposes this measure because of the noise concern. Loud traffic which makes it unsafe for kids. Concerned for elderly members who live nearby. Believes NC has a responsibility to homeowners.

Chris Chakoian - New pastor at Westwood Prysbetarian Church - Church has been part of the neighborhood for 75 years. Part of the community. Expresses the hope that this project will allow them to show their care and consideration to their neighbors.

Jon Stewart - Expresses that this project fits with building and height setbacks. Nothing exceptional about what is being proposed. Density on Wilshire Ccrridor makes sense especially with a transit line coming in. Arguments against it do not stand to reason.

Dale Larson - Elder at the church speaking in favor of the project. Believes this is an excellent project. New facilities and added revenue will strengthen the neighborhood.

Mark Jones - Director of Mission and Outreach and Westwood Prysbeterian Church - Launched a food bank, foster all, Habitat for Humanity - all meant to serve the most needy and food insecure. There is always a burgeoning of seniors that also need to be served. Must serve their needs.

Pastor Lynn Cheyney - No longer the pastor at Westwood Pr. Church - no longer the pastor, but still hoping to get this built. Been door knocking on every door and sent letters to everyone nearby. Conversations were had with anyone who wanted to meet and they met with CA board regularly. Believes this effort will make a huge gift to the community.

Karan Suri - Very supportive of this project. Wants this council to stand up and not look the other way. Needs to ask difficult questions of why it is not possible to do a smaller project that meets zoning requirements. Wants this council to not bend zoning law to fit a story.

Steve Sann - If people are living in a 410ft building telling people that they can't live in a six story building does not align.

Michael - Notes that this council did not take a position on Agorra. The Land Use Committee expressed its enthusiasm but no official for it.

Discussion for board members:

Furkan - Uncomfortable that public comment suggesting that this effort is not to build more affordable housing. They are building more luxury housing. Building more housing doesn't have to do with building more for homeless people.

Kevin Crummy - Question for Andy - was there a reason for why the playground was placed where it was.

Con Howe - the location is currently in the parking lot. This playground would be a permanent one. It would also have a six foot block wall.

Amir Tarighat - Thanks everyone who gave comment. Believes that the job of a neighborhood council is to facilitate the conversation. The council is not here to parse the law. Strongly supports this project.

Joey Russel - Both groups did a great job presenting and for the public comment. Feels torn on this issue because values the input of the neighbors but also reflects Amir's thoughts for a demand for more density to try and reduce the cost of living. The cost of the units is very high. Would like to see some amount of the units be lower priced. Need more housing but more affordable housing.

Andrew Lewis - Lean support for the project especially because we are in a housing crunch. Echoes Joey's sentiment that there should be more affordable housing units.

Nuha Khalfay - Echo both Andrew and Joey touched on with the need for affordable housing.

Furkan Yalcin - Wants density but doesn't want to build more housing for rich people. Think we should build all the housing we can for rich people. If they can afford for this, they are not clamoring for housing. Morally cannot vote for this.

Michael - Clarify with Mark if there is a desire to build for low-income requirements.

Mark - Elder care ordinance was for building elder care facilities.

Amir - Best thing we can do to support affordable housing is to approve more projects. We are not talking about luxury condos.

Nina - Expresses support to Andrew and Amir's support for this that is more upscale housing for eldercare.

Noreen - Expresses mostly support of this but needs to recognize that our job is as public servants. Must consider what is best for the well-being of the greater community.

Andy Gerber - Expresses that they are not providing housing. They are coming there because they are needing the services. Needing assistance and needs to be provided by a human being, thus labor intensive unit. They are creating jobs. Affordability allows for tax credits, but none of them allow for care for the residents.

Kevin Crummy - There is a church that has a space for this project. Meets the requirements. Feels the height issue is fine and that this is an underserved need in the community. Supports it.

Andrew - Is the cost of meals provided in the cost of living? Thinks that should be included.

Michael - Parking concerns

Andy - Encourage people to take public transit when they can.

Motion: Amir: “NWWNC Support Belmont and Church in their development”

Andrew: Second

Vote: Aye (10): Amir, Nina, Wren, Michael, Andrew, Grayson, Nuha, Ada, Alisha, Kevin Crummy

Abstain: Furkan,Noreen

Joey: Nay

11:24pm - Adjourn due to loss of Quorum