

BOARD MEMBERS

EXECUTIVE COMMITTEE OFFICERS

Steven Meeks - President
Yolanda Davis-Overstreet - Vice President
Brian Piatek - Treasurer
Dorsay Dujon - Secretary
Sean Curley - Parliamentarian

BOARD

Jace Dawson - At Large Representative
John Ma - At Large Representative
Thomas Murray - At Large Representative
Kristyn Yancy - At Large Representative
Clint Simmons - Homeowner Representative
Phillip Wiley - Youth Representative
Connie Thomas - Community Interest Representative
Richard Williams - Business Representative
Vacant - Business Representative



West Adams Neighborhood Council

BOARD OF THE WEST ADAMS NEIGHBORHOOD COUNCIL

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West Adams Neighborhood Council
Meets Every Third Monday of the Month @
Vineyard Recreation Center, 2942 Vineyard
Ave, Los Angeles, CA, 90016

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DRAFT MINUTES

General Board Monthly Meeting

Zoom Meeting online or by telephone

November 15, 2021, 6:30 PM

1. Call to order and Roll Call

A meeting of the West Adams Neighborhood Council (WANC) was held on Monday, November 15, 2021 over Zoom, Webinar 959 3661 2418.

The meeting was called to order at 6:32 p.m. by Steven Meeks (President), who made welcoming remarks.

Sean Curley (Parliamentarian) called the roll. There were six (6) board members present at roll call (Mr. Meeks, Yolanda Davis-Overstreet (Vice-President), Dorsay Dujon (Secretary), Ms. Curley, Jace Dawson, Thomas Murray). Quorum is eight (8) and was not met. Five (5) arrived later (Brian Piatek (Treasurer), John Ma, Clint Simmons, Connie Thomas, Richard Williams). Phillip Wiley was absent. Kristyn Yancy was an excused absence.

At this time (6:34 p.m.), Item 3 was taken up.

2. Government Representatives

This item was taken up at 6:40 p.m. after Item 3.

Kimani Black (kimani.black@lacity.org | (213) 473-7010), District Director (South-West Area) CD10, reported. The city of LA had not been contacted by Culver City prior to the closing of Higuera Bridge. Culver City was widening the bridge and adding a bike ramp to the Ballona Creek Bike Path. The closure was scheduled through December 2022.

Southbound La Brea Ave. would remain closed south from Obama Blvd. for the “next couple weeks” due to a water main break.

Mr. Black said they hoped to open the Rancho Cienega Sports Complex Pool in the spring; however, there were material delays with parts coming from overseas.

Brian Piatek had arrived by 6:44 p.m. There were now 8 members present, constituting a quorum.

Mr. Piatek asked about the closure of Crenshaw Boulevard and about the status of the Metro Crenshaw Line. Mr. Black said the contractor was running tests, after which Metro would test the trains on the tracks for three to four months. He could not comment on the closure of Crenshaw as it was south of the CD10 boundary at Vernon Ave.

Responding to questions from Ms. Davis-Overstreet, Black said CD10 was not dedicating any resources to COVID-19 booster vaccinations. To her inquiry about Preferential Parking Districts (PPD), Black said he had not received any requests for streets to be added to any existing PPDs. If members had requests, he would put them in contact with the appropriate LADOT staff who could mail them the packet so they could circulate the petition. He advised against inundating the department with requests that weren't going to fit the profile. He said it was difficult to get PPDs at this time.

John Ma had arrived by 6:48 p.m. There were now 9 board members present.

Davis-Overstreet inquired about measures to address drivers' using residential streets to bypass Jefferson. Black cautioned that LAPD and LAFD tended to oppose traffic calming measures in cases where such measures might slow their response times. Measures like signs and signals could have an undesired outcome: a streetlight could result in more cars. He encouraged performing a street-by-street analysis to figure out "the best thing," noting LADOT was "not into stopping traffic," but slowing traffic.

Black told Mr. Simmons that new lawn watering restrictions would always be announced via media advisories before going into effect. He had not heard of any such changes.

The roll was called again at 6:53 p.m. Richard Williams was seen to be among the Zoom attendees; but he did not respond to his name being called.

In public comment, **Tracy Weisert** asked for clarification of rules around hand watering.

At 6:56 p.m., Ms. Thomas announced that she had been present since 6:32 p.m. There were now 10 board members present.

Ms. Thomas asked Mr. Black whether the traffic lights on Obama Blvd. from Crenshaw to Jefferson could be synchronized to address the heavy traffic on La Cienega. She cited the temporary closure of La Brea Ave. as a contributor to traffic on Obama, noting the line for the left-hand turn lane at La Cienega was so long that residents and the community were unable to access Obama Blvd. Mr. Black agreed to contact Bhuvan [Bajaj] of LADOT about synchronization.

Ms. Thomas cited difficulties in connecting to the Zoom meeting as a panelist.

Richard Williams confirmed his presence at 7:03 p.m. there were now 11 board members present.

Mr. Meeks provided Ms. Thomas with a technical explanation and agreed to follow up.

At this time (7:05 p.m.) Item 4 was taken up.

3. **General Public Comment: non agenda items**

"Mark" said he was a stakeholder in the area, a daily bicycle commuter who used the new bike lane on Adams Bl. to commute to work and to shop. He was supportive of the bike lane. He expressed concern about drivers illegally using the center and bike lanes.

Andrea Jackson asked for Kimani Black to provide a completion date for the new swimming pool and how to regular updates on its operations.

Clint Simmons joined at 6:38 p.m. There were now 7 members present. The quorum was 8.

Marcia Jones said she had connected to the meeting with the Zoom link from the agenda.

At this time (6:40 p.m.), Item 2 was taken up.

4. Secretary's report: Discussion and possible action approval of October minutes

Mr. Piatek moved to approve the October minutes. Coach Williams seconded. The motion carried with all 11 members present voting in favor. Two were absent (Wiley, Yancy).

5. Monthly Expenditure Report: Discussion and possible action October MER

Mr. Piatek listed those members who were ineligible to vote on funding motions due to incomplete or expired trainings as Davis-Overstreet, Dawson, Yancy, Simmons, and Wiley.

He detailed recent and upcoming charges, noting in November, they would come close to reaching the monthly spending limit.

Coach Williams moved to approve the October 2021 MER. Mr. Simmons seconded.

Board members shared that their required trainings had been paused midway. Ms. Curley offered to second the motion in place of Simmons' second as he was listed as ineligible.

The motion carried with all 8 eligible members present voting in favor (Curley, Dujon, Ma, Meeks, Piatek, Murray, Thomas, Williams). Three were ineligible (Davis-Overstreet, Dawson, Simmons) and two were absent (Wiley, Yancy).

6. Department of Neighborhood Empowerment: Octaviano Rios

Octaviano Rios (octaviano.rios@lacity.org), Empowerment Advocate, Department of Neighborhood Empowerment (DONE) reported. The November 30th 6:30 p.m. Core Institute Module III would include training in the drafting of agendas, filing Community Impact Statements (CIS), the legislative process, giving public testimony, and tools for social media use. The registration link could be found in the Monthly Profile, and any member who had not received it should reach out to Mr. Rios. Anti-Bias Learning for Employees (ABLE) Training was due on November 30th for all board members and was accessible through Cornerstone. Planning 101 training was required for Planning Committee members with a December 1st due date. Rios said only one committee member showed as still needing to complete the training. Bylaws amendments were due by 4/1/22, requiring evidence of board approval and an accompanying application. A bylaws template was linked from the Monthly Profile. DONE had emailed board members a list of impacts of State Assembly Bill 361 which had amended the Brown Act. Hybrid meetings were not yet allowed. The Board of Neighborhood Commissioners (BONC) was reviewing the need to continue meeting virtually on a month-to-month basis.

In public comment, Ms. Weisert expressed her desire for attendees to share their video during Zoom meetings to create a "sense of community." Mr. Rios offered to collect her feedback offline, noting that board members had the option of sharing video but were not required to.

Rios told Mr. Simmons that meetings could be expected to continue to be held virtually for the "next few months." Rios did not have immediate access to board members actual training records on Cornerstone.

7. Standing Committee, Ad-Hoc, City Liaison and NC Alliance Reports

Ms. Davis-Overstreet gave the Public Safety Committee Report. Sidewalks along the West Adams corridor were scheduled to be cut that week so trees could be planted. She said the Adams Safety Project street reconfiguration had resulted in less speeding, but had led to some angry motorists. LADOT would continue to be invited to present at the committee meetings, and by

hearing from community members, block-by-block adjustments could be made as necessary. She cautioned that the major goal of the project was to save lives.

Mr. Piatek gave the Land Use Committee Report. He had posted and distributed the committee's meeting minutes, which, he said, was important for transparency. Three items from the most recent meeting were on the night's agenda.

Ms. Davis-Overstreet interjected that CicLAvia would take place on Exposition and Crenshaw on December 5th, and WANC would have a presence such as a table, which they were working on.

Mr. Ma gave the Ad Hoc Homelessness Committee Report. The issue of the [removal of un-housed individuals from] the area of Hauser and Jefferson had been taken up by folks pursuing a federal case against the City on such matters. A Thanksgiving meal was being planned for the following Wednesday at the same location as Showers of Hope.

Ms. Dujon gave the Arts & Culture Committee Report. At their recent meeting, which was attended by Ms. Weisert and Mr. Ma, they sent out copies of the welcome booklet they had previously discussed, inviting comments. She described it as a "living document" that could be adapted with time. She hoped it would lead to an archive.

Mr. Meeks gave the Outreach Committee Report. Promotional grocery bags and other items approved in May and/or June had been ordered. They had designed basic flyers, and Ms. Dujon had created a specific flyer for CicLAvia, for which funds had already been approved—they just needed to be "shared" and purchased. Meeks said a board member needed to step up and learn how to add agendas to the website. He suggested that hundreds of thousands of Dollars had been generated in the West Adams area for public art, and the money should be requested through CD10. Meeks said the most recent scheduled Outreach Committee meeting had overlapped the Arts & Culture Committee meeting time, so it would need to be rescheduled.

8. Presentation: Moises Gomez-West Adams Blvd Business Improvement District (BID)

Moises Gomez said he was executive director of the BID, which included businesses in the area of West Adams Blvd. between Hauser Blvd. and La Brea Ave., including the alleys immediately north and south of Adams. The board of directors included BID president Keith Corbin (Alta Adams), treasurer Kelli Jackson (CIM Group), Cristina Cervantes (Alsace LA), Tiana Calloway (CIM Group), and Claire Lissone (Real Estate Collective).

Gomez said he worked for the Los Angeles Neighborhoods Initiative (LANI), with which the BID contracted.

Services provided by the BID included:

- Street Trash Receptacle Pick Up & Disposal
- Street Porter Service
- Power Washing of Sidewalks
- Reporting of Illegal Dumping
- Graffiti Removal
- BID Website & Social Media
- Marketing of the District

- Economic Development
- Special Maintenance and Beautification Projects
- Homeless Encampment Mitigation
- Community Outreach

The BID's 2021 budget was \$210,389.

Gomez suggested holding a CicLAvia event in the West Adams corridor.

Responding to Ms. Davis-Overstreet's inquiry about greater representation of small businesses on the BID, Gomez explained that the board could be expanded by adding two seats to the current 5-seat board, otherwise a vacancy would have to occur. Davis-Overstreet noted that two seats were held by CIM Group representatives. Adding two more seats would make the BID more equitable, she said. Gomez invited her to send him an email to share with the BID board.

Gomez said the BID had installed an additional 36 trash cans in the BID area where there had only been three. The BID planned to take stewardship of and to restore a war memorial at La Brea Ave. Tree trimming was planned to remove palm fronds from 50 year-old trees that had never been trimmed and which could harbor rodents. Power washing was planned for area sidewalks. A BID map reflecting these projects was at <https://www.google.com/maps/d/u/1/viewer?ll=34.032179708294834%2C-118.35754163023817&z=17&mid=1MFR5iQ4KoXPFS2Ojg8iltAWqCS-AF6bA&ll=34.032029201038156%2C-118.35700577855096>.

Needed sidewalk repairs would be catalogued on the map.

Gomez told Ms. Dujon of a plan to canvass the area with a survey, to be available online and on paper, to collect input on a possible music or arts fair or classic car show.

Ms. Weisert supported the work on the war memorial and CicLAvia. Gomez said businesses who made proper preparations for CicLAvia were seen to "increase their markets."

The BID's "vision" was to extend west to Fairfax and east as far as Crenshaw.

Mr. Simmons said businesspeople on Adams had been pressured to sell to CIM, which was harassment. Gomez said he was interested in speaking to Simmons and in seeing "evidentiary proof" so he could speak with board members.

Mr. Meeks said it was time to move forward with the agenda.

9. Old and New Business

A. Discussion and possible action to approve reimbursement of John Ma for translator expense for CERT Training in the amount of \$160

Ms. Curley read the above. Ms. Dujon moved to reimburse Mr. Ma as above. Coach Williams seconded. Ms. Dujon restated the motion as "to approve reimbursement of John Ma for translator expense for CERT Training not to exceed of \$160 ." Coach Williams seconded the revised motion.

The motion carried with all 8 eligible members present voting yes (Curley, Dujon, Ma, Meeks, Piatek, Murray, Thomas, Williams. Three were ineligible (Davis-Overstreet, Dawson, Simmons) and two were absent (Wiley, Yancy).

B. Discussion and possible action to appoint/select two Board Members to serve as Regional Grievance Panelists.

Mr. Rios described the role. A training was planned for December.

Ms. Curley and Ms. Thomas volunteered. Ms. Curley moved that the WANC appoint Sean Curley and Connye Thomas to act as regional grievance panelists. Dr. Dawson seconded. The motion carried with all 10 members present voting in favor. Two were absent (Wiley, Yancy) and Mr. Simmons was absent from the vote.

C. Discussion and possible action to select a Board Member to serve as an additional SLAANC representative

Ms. Davis-Overstreet moved to select Dorsay Dujon to serve as an additional SLAANC representative. Dawson seconded. The motion carried with all 10 members present voting in favor. Two were absent (Wiley, Yancy) and Mr. Simmons was absent from the vote.

D. Discussion and possible action for Board Members to represent/promote WANC at the CICLAVIA booth December 5th

Ms. Dujon moved that WANC should have a booth at CicLAvia on December 5th. Mr. Piatek seconded.

Ms. Davis-Overstreet said Ms. Dujon and Ms. Weisert had volunteered to staff the booth.

The motion carried with all 11 members present voting in favor. Two were absent (Wiley, Yancy).

E. Discussion and possible action on mixed use project from Abington Emerson - 4401- 4422 Jefferson

Mr. Piatek said the Land Use Committee had endorsed the project.

Tina Choi presented on behalf of Abington Emerson Investments. After receiving feedback from the committee, the developers had modified the design: they “broke” the mass of the building into two parts which reduced the number of residential units by one, but keeping the one low-income unit; and they stepped back the building, enhanced the street-facing landscaping, moved the parking between the buildings, and incorporated an automatic “lift” in the parking area to meet the code without any reduction in parking.

Ms. Choi said they had committed to retaining a full-time parking attendant once the full-time businesses opened. They had partnered with the community to create “critical local jobs.” Kevin White, a former student at Virginia Road Elementary, had built four buildings for the developer through his company, KD White Construction, which hires locally. Lee Bakofsky, the master brewer at Party Beer Co. hired only local residents. Numerous Abington Emerson staff lived in the area, and the developer had worked on many projects in the West Adams area.

Choi said the “ask” was for a variance to allow 20 commercial parking spaces to be located in the residential parking facility 20 feet away.

She showed renderings via screen share.

Coach Williams moved to approve of the project at 4410-4422 West Jefferson Blvd. 90016. Mr. Simmons suggested the language “recommend approval”. Williams restated his motion: that the West Adams Neighborhood Council recommend the project at 4410-4422 West Jefferson Blvd. for recommendation. Ms. Davis-Overstreet seconded.

It was noted that the agenda had erroneously listed the site address as 4401.

In public comment, Ms. Weisert stated that the applicant had presented to the committee on November 11th.

In board discussion, Ms. Davis-Overstreet thanked Ms. Choi for considering the committee’s feedback in an “intentional way.” They were a role model for other developers, she said.

Dr. Dawson said he would leave the meeting following the vote and announced a meeting of the Rules Committee the following Thursday.

Mr. Meeks asked about two residents who would be displaced by the project. Choi said one of the current tenants was an employee of the developer. Representing the applicant, Josh Pertulla said he had been working with the other tenant for one and a half years. The tenant could live there until start construction; furthermore, they had offered the tenant assistance to relocate and to come back to one of the units once construction was complete.

The motion carried with all 11 present voting yes. Two were absent (Wiley, Yancy). Mr. Piatek noted that votes cast as abstentions were counted as yes votes according to the Bylaws.

F. Discussion and possible action on mixed use joint public/private project from The Ross Group - Crenshaw Crossing

Jen McElyea said she had presented the previous Thursday to the Land Use Committee and would go before City Planning Commission (CPC) on December 16th. They were requesting a letter of support or a motion in favor of their project to be included in the file for the CPC hearing.

McElyea said Crenshaw Crossing was more than four years in development and was in the entitlement process for more than a year; there had been three years of community outreach. One part of the site, which was at the terminus of the LAX Crenshaw Line, was owned by LA County and another by LA Metro.

She said community feedback had led to a “material change to the project program.”

She described the project and shared her screen. There would be 401 residential units and 40,000 square feet of commercial space, anchored by a grocery retailer.

15% of the units were set aside as “affordable.” They would pay the “prevailing wage” and were working with the West Adams AADAP for the local hire process. The development was in the staging phase but would not be shovel-ready until Fall 2022 at the earliest.

McElyea announced that the developer had applied for a City subsidy to make the project 100% affordable by the following schedule: 100 units would be set aside for households earning up to 30% of the area median income (AMI) of \$24,840/year. A studio would rent for \$621/month. 100 units would be for households at up to 50% of the AMI (\$41,400/year) with studios going for \$1,035/month. 201 units would be for those earning up to 80% of AMI (\$66,240/year). Studios would be priced at \$1,656/month for this group. The developer would make the delivery of a 100% affordable housing development a condition of approval, subject to receipt of the City subsidy.

Responding to Ms. Thomas, McElyea said the development had two stories of commercial under five stories of residential. Although the property would not be subject to the Rent Stabilization Ordinance (RSO), a deed restriction would be in place for 55 years which would maintain the units as affordable. Annual rent increases would be limited to HUD increases based on countywide income changes; they would not be market-driven. McElyea said that without a City subsidy, they would continue to endeavor to find other subsidies. Without any such subsidies, they were committed to 20%, or 81 units, set aside for households at 50% of the AMI.

Mr. Piatek said they were “sharing this” with the United Neighborhoods Neighborhood Council in either endorsing or not endorsing the project as it spanned the two NCs.

Armen Ross said he was a member of Ms. McElyea’s team and was available to answer questions.

Mr. Simmons expressed concern that the affordable “setasides” were merely a wish list.

In public comment, Marcia Jones asked what would happen to rents at the end of the deed restriction. Ms. McElyea said they were on a “ground lease” with LA Metro and with LA County. After 65 years, the land would go back to Metro and the County. During the ten-year period from 55 to 65 years, the building would remain affordable. It was a complicated process; she offered to send additional information.

Mr. Piatek moved to recommend approval of this mixed use joint public-private project from the Ross Group known as Crenshaw Crossing based on this development delivering 100% of the units at affordable rates as presented. Coach Williams seconded.

Dr. Dawson, Ms. Dujon and Ms. Davis-Overstreet had left by this time (9:17pm).

The motion carried with seven in favor (Ma, Meeks, Piatek, Simmons, Murray, Thomas, Williams) and one opposed (Curley). Five were absent (Davis-Overstreet, Dawson, Dujon, Wiley, Yancy).

G. Discussion and possible action on formulation of a document/letter on WANC letterhead to developers requesting a good faith effort for but not limited to: local (WANC area) hire such as, laborers, contractors, materials/equipment procurement, crafts people, low costs start up space/business and NGO incubator's, low cost/free meeting space, displaced resident applicants given first opportunity for low cost rental units

After the board discussed whether to defer remaining items to a special meeting, Mr. Simmons moved to postpone 9.G and adjourn the meeting. Coach Williams seconded.

In public comment, Ms. Weisert requested that 9.J be moved to the top of the next agenda.

In board discussion, Mr. Ma urged the board to take a vote on 9.H.

The motion to postpone and adjourn carried with 7 voting in favor (Curley, Ma, Meeks, Simmons, Murray, Thomas, Williams) and one opposed (Piatek). Five were absent (Davis-Overstreet, Dawson, Dujon, Wiley, Yancy).

The meeting was adjourned at 9:28pm

H. Discussion and possible action NPG funding request from Eayikes in the amount of \$5000

This item was not taken up.

I. Discussion and possible action to select a liaison to serve on West Adams Blvd BID (Business Improvement District)

This item was not taken up.

J. Discussion and possible action on logo design content

This item was not taken up.

10. Agenda setting: Future Monthly and Special Meetings

This item was not taken up.

11. Adjourn

The meeting was adjourned at 9:28 p.m. See 9.G.

Respectfully Submitted by Conrad Starr