

## 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

### DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT

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## MINUTES – Approved November 15, 2021 Special Meeting Zoom Meeting online or by telephone October 18, 2021, 6:35 PM

### 1. Call to order and Roll Call

A meeting of the West Adams Neighborhood Council (WANC) was held on October 18, 2021 over Zoom, Webinar 959 3661 2418.

The meeting was called to order at 6:35 p.m. by Steven Meeks (President), who made welcoming remarks.

Mr. Meeks called the roll. There were eleven (11) board members present at roll call (Mr. Meeks, Yolanda Davis-Overstreet (Vice-President), Brian Piatek (Treasurer), Dorsay Dujon (Secretary), Jace Dawson, John Ma, Thomas Murray, Kristyn Yancy, Clint Simmons, Connie Thomas, Richard Williams. Quorum is eight (8) and was met. Phillip Wiley was recorded as absent at roll call; however, Mr. Wiley stated at 7:12 p.m. that he had been present by telephone from the start. Sean Curley (Parliamentarian) was an excused absence.

### 2. Government Representatives

**Kimani Black** ([kimani.black@lacity.org](mailto:kimani.black@lacity.org) | (213) 473-7010), CD 10 District Director (South-West Area), reported that soon after the recent repaving and restriping on Adams Blvd., there were complaints of cars driving in the new bike lanes. A dedicated bus lane was planned for La Brea Ave. from Coliseum St. to Sunset Blvd. The Metro Crenshaw Line was slated for a test run, and in 4-6 months, it should be operational. The Rancho Cienega Park was set to open in the spring. Mr. Black encouraged community members to report trash and debris blocking storm drains. Applications for permit parking and speed humps would reopen in the new year. He agreed to send a link to the Public Safety Committee once available; the Council Office could no longer apply for speed humps. **Tracy Weisert** thanked Mr. Black for attending.

Mr. Simmons asked why, with so much building going on, developers were not coming to the NC to provide information. Mr. Black said the development across from Cienega Elementary had presented to WANC four years prior. Another development qualified as a TOC/TOD (Transit-Oriented Communities/Development) area and was by-right. Black offered to “make sure Planning is still giving you guys the early notification.” He encouraged the board to review the Department of Building and Safety (DBS) website for permits for any type of construction.

Mr. Black reported that CD10 had asked LADOT to look for ways of slowing down traffic on Obama Blvd. near La Brea Ave., which Ms. Yancy had described as “accident prone”; they also asked LAPD South Traffic to issue citations. Black agreed to “double check” and report back. To Ms. Thomas, Black explained that the now closed Higuera St. Bridge over Ballona Creek was located in and property of Culver City; the City of Los Angeles had no say in the decision to close it. LADOT was looking into mitigations to address the impacts of the closure, such as left-hand turn pockets with arrows for southbound Jefferson Blvd. to eastbound Obama Blvd. He would send Ms. Thomas information about the bridge.

Ms. Weisert said with the recent changes, it was difficult to “get in and out of” her house via Adams Blvd. Drivers were illegally using the bike lane the center turn lane to pass one another. She worried about fatalities. Mr. Black said the project, which was years in the making, had the support of “board members” and schools, and that it would enhance quality of life of area residents. It would “take adjustments” but would “benefit us in the long run.”

Ms. Davis-Overstreet asked for continued education about the Adams Blvd. Safety Project.

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

**Ian McMillan** said was co-founder of the Social Equity Owners & Workers Association and chair of the Cannabis Ad Hoc Committee for La Mesa Heights. He requested to present to the WANC Board on the Community Reinvestment Act (2017 - Harris-Dawson) regarding revenue from cannabis sales and fees being used to reinvest in communities hardest hit by the War on Drugs. Mr. Meeks said it would be reviewed at the agenda setting meeting.

**Ernest Moore** demanded that WANC take up a resolution of no confidence against Mark Ridley-Thomas and that WANC recommend that the LA County Board of Supervisors allow Mr. Moore to serve on the Sheriff’s Civilian Oversight Commission.

### 4. **Secretary’s report:** Discussion and possible action approval of August and September minutes

Mr. Piatek moved to approve the August 2021 minutes. Mr. Simmons seconded. The motion carried with all ten (10) members present voting in favor. Ms. Curley was absent. Mr. Williams was absent from the vote, and Mr. Wiley was recorded as absent for the vote.

At this time, Phillip Wiley (7:12 p.m.) said he had been present by phone for the entire meeting.

Ms. Dujon said she had a correction to the September minutes but did not have her notes available. Mr. Starr (the minutes writer) advised the board to approve any future changes to board-approved minutes at a future board meeting with a two-thirds vote.

Mr. Piatek moved to approve the September 2021 minutes. Ms. Thomas seconded.

The motion carried with all 11 present and eligible voting in favor. Mr. Williams had returned by this time. Mr. Wiley was ineligible and Ms. Curley was absent.

### 5. **Monthly Expenditure Report:** Discussion and possible action September MER

Mr. Piatek reported that current expenditures were “common.” Website maintenance was exceeding the previously-approved budget and would need to be adjusted if it continued that way. \$37,000 was currently available, less some payments that needed to be made.

He apologized for not being fully available in September due to family issues. Dr. Dawson offered support and help.

Ms. Davis-Overstreet said more board members needed to get educated on how to post agendas and to update the website with current information, including community resources and areas that WANC was focusing on. Ms. Dujon agreed to work with Denise Shiozawa to get agendas posted on the website.

Mr. Piatek confirmed that check for vendors for the law enforcement events would soon be cut. Mr. Meeks said Ms. Davis-Overstreet, Dr. Dawson, and Mr. Wiley were ineligible for funding votes.

Mr. Simmons moved to approve the September monthly MER. Ms. Dujon seconded.

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

## 6. Department of Neighborhood Empowerment: Octaviano Rios

**Octaviano Rios** ([octaviano.rios@lacity.org](mailto:octaviano.rios@lacity.org)) reported. A Core Institute Module II training would be held on October 28<sup>th</sup> at 6:30 p.m. and would cover NC bylaws, hosting virtual public meetings, public comments period, and managing meeting disruptions. Not required but highly encouraged. Module III would be held on November 30<sup>th</sup> at 6:30 p.m., with topics to be announced later. Anti-Bias training was required for all board members with a due date of November 30<sup>th</sup> and was available on Cornerstone. DONE and BONC were still receiving feedback on the Code of Conduct Draft Amendments and the Digital Media Policy. Code of Conduct feedback sessions were on October 19<sup>th</sup> at 6:30 p.m. and November 6<sup>th</sup> at 1 p.m. Bylaw amendments were due April 1<sup>st</sup>, 2022. Board members were invited to apply by October 29<sup>th</sup> to join a workgroup on NC elections under the City Clerk NC Elections Division. He confirmed to Mr. Ma that Dr. Sonenshein's sessions had not been recorded.

Mr. Simmons asked regarding in-person meetings starting in January. Rios said the BONC was continuing to submit extension requests [to the State] to allow for virtual meetings. The City was not allowing in-person meetings yet. The "hybrid option" was "off the table" for the near future. Determinations were on a month-to-month basis with State AB-361. For now, all NCs had to meet virtually. The hybrid working group was still active and well represented. Feedback could be sent to [commission@empowerla.org](mailto:commission@empowerla.org).

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

Mr. Meeks said the Public Safety Committee and the Land Use Committee had not met.

Ms. Dujon reported that the Ad Hoc Arts and Culture Committee had motions for the board.

Mr. Ma said the Ad Hoc Homelessness Committee met with the participation of some unhoused neighbors who had been living next to Restaurant Depot at Hauser Blvd. and W. Jefferson Dr., along with a consultant with Ktown for All someone from Unhoused Tenants against Costful Housing. The unhoused individuals had just experienced the destruction of their tent community. Laws had been broken, and \$100s of property was lost. Kimani Black had been present onsite until just before the destruction of tent community. Ma was filing a report and calling into question some of the practices and was signing on as a witness.

He said the Committee would meet again the following Monday.

Mr. Meeks said technical issues prevented the Outreach Committee from meeting.

Dr. Dawson commended Ms. Dujon for her “fundamental leadership” in reminding members about how to join the ad hoc committees.

## 8. Old and New Business

### A. Discussion on proposed mixed use residential/commercial development at 3401 La Cienega Boulevard.

**Ryan Burton** ([ryan.burton@lendlease.com](mailto:ryan.burton@lendlease.com)) spoke on behalf of Lendlease, the developer of the property. Joining him were Jamarah Hayner, Mark Blakeley, Fernando Villa of Allen Matkins, Mary Akerblom and Shannon Han from Sharp Architects, and Stephanie Choe from Lendlease. Burton showed a presentation on his screen. Their project consisted of open space, 260 apartments, and 250,000 sq. ft. of office space. 11% of apartments were designated VLI (very low income), and 4% was workforce housing. There was a heavy emphasis on Metro, bike, and pedestrian use. Residential units would be “LEED Gold” and office space would be LEED Platinum certified. Construction would be from 2023 through 2025.

Lendlease had a “commitment to neighborhoods” and sought out projects that were part of the community. Major funding was from the Aware Superannuation [Pension] Fund in Australia, because “pensioners want to invest in a sustainable environmentally-friendly urban program.”

The site plan included one acre of open space which would be open to the public and host events for the neighborhood. A Metro bike lane was in place along the development’s northern boundary. There was access to the Ballona Creek bike path, and bike ridership would be heavily promoted. The office building would have a “bike area with showers and lockers.” There would be 750 stalls of subterranean car parking. There were planned art installations, activities, and events, to reflect input from the local community.

The development’s maximum heights were lower than the Cumulus or Scimitar projects nearby. The site would have 80 new native and/or drought tolerant trees, stormwater recapture, rooftop solar, EV charging, and 100% electric buildings.

Burton noted they had worked with CD10 on the 15% total affordable residential and had worked with Kimani Black on a local hire program.

The plan included a CUP for alcohol sales at the ground floor café.

It was a community plan implementation overlay (CPIO).

They were asking for a letter of support from WANC. More information was available at the project’s website: <https://3401slc.com>.

Burton explained to Dr. Dawson that CD10 had stressed the importance of additional units at varying affordable limits. The resulting 4% workforce housing rate was based on salaries for police, firefighters, and teachers.

Publicly accessible open space would be on-grade without fencing; they were working with Rec and Parks to better define the space as open to the public. He referred to a past project, the Ivy Station, with a large park which was open to the public.

Mr. Meeks advised members to write their questions down and email them to the developer.

**Fernando Villa** said he was part of the development team. He stated that they were “committed to have a public park as a condition of approval.” The City would require public space as designed that way. There would be no barrier between the bike path, the pedestrian path, and the train station. The vehicle parking they planned would far exceed what was required by the Building Code, and their residents and users would not be parking on area residential streets. He said the City’s traffic consultant determined the project would minimize and avoid any possible traffic impacts. He described measures being taken to promote the use of transit.

In public comment, Ms. Weisert said the developer had made a “nice presentation” at the September 8<sup>th</sup> Land Use Committee meeting.

Mr. Villa told Ms. Thomas that amenities would be the same for the subsidized and market rate units; plans for retail uses were “smaller” because of the abundance of planned retail at the nearby Cumulus project. Ms. Thomas said the community was “challenged for retail” and encouraged more “decent and affordable retail.” She said the community had discussed a minimum of 25% affordable housing.

Mr. Meeks suggested that Quimby fees could be utilized for “things we need outside this development in our neighborhood.”

Ms. Davis-Overstreet asked what the subsidized cost was for the VLI and affordable housing units. The project representative said the VLI units would rent for \$1,000 to \$1,500 per month; and the workforce housing for around \$2,000 per month, two-thirds of which would likely be studios and one bedrooms and one-third of two-bedrooms. Davis-Overstreet said the area suffered from particularly high pollution levels, which the representative said was being addressed in their CEQA report that had been submitted to Planning would soon be published. The proximity to Metro, the bike lanes, and the pedestrian-friendly area was meant to address this. Ms. Davis-Overstreet requested to have a continued conversation around the “safety and art budget” for community benefits, including motorist safety.

To Mr. Williams question about local hiring, the project rep said the local hiring component would be a condition of approval, and they would work with the community on the language. Mr. Meeks said in addition to local hiring, there should be local procurement of vendors and contracts.

Mr. Meeks and Dr. Dawson highlighted that many in the West Adams community would not be able to afford rents of \$1,000-\$1,500 for a studio or one bedroom. The project representative noted that the project would not displace current residents as the land was currently home to a public storage facility.

At 8:34 p.m., Dr. Dawson announced he would be leaving the meeting 5 minutes later.

Mr. Villa said an independent expert had reviewed potential impacts to air quality. Because of the proximity to Metro and because of previous planning that assumed a certain number of traffic trips, even with the project, they would come in under the number of planned trips. The plan would not create significant impacts. He highlighted that the CD10 office found the plan to be acceptable.

Mr. Meeks said despite two raised hands, he needed to close the item and move on. The matter would be placed on a future agenda for a vote to be taken. He declared Ms. Thomas out of order for speaking out of turn.

**B. Discussion and possible action to write on WANC letterhead to Recreation & Parks to repair or replace and or remove any damaged pet waste station**

Mr. Meeks read the above. He said the September motion had stated that WANC needed to “monitor”; however, that was not correct. Rather, if the pet waste stations needed to be repaired or replaced, WANC would need to vote to pay for replacements or repairs; otherwise they would not be installed.

Ms. Dujon moved to write as above. Mr. Williams seconded.

Mr. Meeks said if the motion did not pass, the purchased items would sit in storage. The motion carried with eight (8) in favor (Dujon, Dawson, Ma, Meeks, Piatek, Murray, Williams, Yancy), two (2) opposed (Simmons, Thomas), with one absent (Curley), one absent from the vote (Davis-Overstreet), and one ineligible (Wiley).

**C. Discussion and possible action to approve reimbursement of Steven Meeks for expenses in 2020 Not to Exceed \$724.00 (in replacement of previously approved motion.)**

Mr. Meeks read the above. Mr. Piatek explained that he undercounted by \$20 the reimbursements due Mr. Meeks on the previous agenda.

Mr. Williams moved as above. Mr. Simmons seconded.

The motion carried with all nine (9) present and eligible voting in favor. Three were ineligible (Davis-Overstreet, Dawson, Wiley) and Ms. Curley was absent.

**D. Discussion and possible action on logo design content, colors, and copy.**

After discussion, it was determined that the Ad Hoc Arts and Culture Committee would bring recommendations to the board.

**E. Discussion and possible action to sponsor and possibly partnership with an adjacent NC(s) a meeting/town hall on redistricting for expenses such as but not limited to, PR, speaker fees, technical help not to exceed \$1000.**

Mr. Meeks read and explained the above.

Ms. Thomas spoke to the importance of bringing black voices into the process, reviewing the proposed maps, and weighing in with support or opposition.

After further discussion, Mr. Piatek moved to sponsor [as above]... not to exceed \$1,000. Mr. Williams seconded.

Ms. Davis-Overstreet said a “one-sheeter” was needed to educate the community.

The motion carried with all nine (9) present and eligible voting in favor. Three were ineligible (Davis-Overstreet, Dawson, Wiley) and Ms. Curley was absent.

**F. Discussion and possible action on creating a Welcome Package for West Adams new Board members. To contain a welcome letter from the president,**

**brief biographies of current Board members and a "Things you should know" page.**

Ms. Dujon moved as above. Mr. Williams seconded. The motion carried with all nine (9) present and eligible voting in favor. Mr. Wiley was ineligible. Three were absent (Curley, Dawson, Yancy).

- G. Discussion and possible action to develop a Afro Cuban Jazz music festival for West Adams Boulevard for Spring/Summer 2022. Proposed budget \$20,000. To cover, talent, insurance, advertising, and promotion. Partnerships with the Business Improvement District, family friendly sponsors such as Tabasco Hot Sauce, healthy food/beverage company. Paying exhibitors and nonprofit organizations that not in conflict with local businesses in the area. Partnership with CD 10 for tents, tables, chairs and perhaps talent.**

Mr. Meeks read the above. He said in-person events could not be approved at this point. He questioned the details. Ms. Dujon explained that the motion was meant to get the board's buy-in on the idea, with details to come later. Mr. Williams encouraged Ms. Dujon to come back with something specific, saying it was a great idea. He suggested the Arts and Culture Ad Hoc Committee "do the work" and present their ideas to the board.

It was agreed to postpone the item to the following meeting.

**9. Discussion on agenda setting future Monthly and Special Meetings**

Mr. Meeks spoke to the importance of posting the physical agenda and uploading the agenda to the website and NC support by 72-hours prior for regular meetings or 24-hours prior for special meetings. Because the monthly meeting agenda had not been properly posted, a special meeting was called. He said, "If you can't post an agenda, call someone to help."

He confirmed to Mr. Williams that he (Meeks) and Ms. Davis-Overstreet had keys to the bulletin board at the Recreation Center; in an emergency, the agenda could be posted on the door.

**10. Adjourn**

At 9:22 p.m., Mr. Meeks declared the meeting adjourned, without objection.

*Respectfully Submitted by Conrad Starr.*