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City of Los Angeles
**WESTLAKE NORTH
NEIGHBORHOOD COUNCIL**

AGENDA

Special Board Meeting
6:30 PM
Thursday, November 30, 2023

WNNC Board Meeting
**LAPD Rampart Police Station -
Community Room**
**1401 W 6th St, Los Angeles, CA
90017**



BOARD MEMBERS

ELAINE ALANIZ
REBECCA M. ALVARADO
JOSE M CALDERON
ERNESTO CASTRO
DAVID DEFRENZA
CEDRIC J. NELMS
ANA PALACIOS (ALT)
MARIA SANTIAGO

The City's Neighborhood Council system enables civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, comprised of volunteer stakeholders who are devoted to the mission of improving our communities and bringing government closer to us.

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte e TBD, Secretaria, al [TBD](#) para avisar al Concejo Vecinal.

Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

1. WELCOMING REMARKS

a. Call to Order & Roll Call

2. GENERAL PUBLIC COMMENT

Comments from the public on non-agenda items within the Board's subject matter jurisdiction. Each speaker will be allowed on the floor for 2 minutes.

7. MONTHLY EXPENDITURE REPORTS & FINANCIALS

- a. Discussion/Action MOTION to approve and move up to \$6,000 from WNNC Outreach funds into NPG funds.

5. NEIGHBORHOOD PURPOSE GRANT REQUESTS

- a. Discussion /Action MOTION to approve up to \$600.00 for the Academy of Leadership Community at the Miguel Contreras Learning Complex to restore the native plant garden on campus as part of the Leadership Development program.
- b. Discussion/Action MOTION to approve up to \$5,000.00 for The Salvation Army LA Red Shield Community Center for the Angel Tree Program during this holiday season to provide gifts to over 400 children through the community.

6. COMMITTEE ITEMS

- a. Discussion and possible action to appoint board members in vacant Resident seats.
- b. Discussion /Action MOTION to review and edit the approved CIS for file number CF 23-0792 for the Acquisition of the Mayfair Hotel for the long term homeless housing project to provide housing and support services for Skid Row homeless in the Westlake Community.

8. COMMITTEE REPORTS & UPDATES

- a. Outreach Committee
- b. Budget and Finance Committee
- c. Youth/Education Committee
- d. Beautification and Land Use and Planning Committee
- e. Crime Prevention/Public Safety Committee
- f. Rules and Selections Committee
- g. Government Liaison Committee

9. BOARD MEMBER COMMENTS

1. Introduce new or agenda items for consideration by the Board at its next meeting and request for items on future agenda.

10. ADJOURNMENT

SPECIAL WNNC MEETING AGENDA

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

Public Posting of Agendas -

Neighborhood Council agendas are posted for public review as follows:

- 1401 W 6th St, Los Angeles, CA 90017
- www.westlakenorthnc.org
- You can also receive our agendas via email by subscribing to L.A. City's [Early Notification System \(ENS\)](#)

Notice to Paid Representatives -

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Access of Records -

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at Neighborhood Council Office Space Address (if applicable), at our website: www.westlakenorthnc.org or at the scheduled meeting at 1401 W 6th St, Los Angeles, CA 90017. In addition, if you would like a copy of any record related to an item on the agenda, please contact Heather Stokes, Secretary, at: hstokes@westlakenorthnc.org

Reconsideration and Grievance Process -

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.westlakenorthnc.org.

Neighborhood Council Funding Program
APPLICATION for Neighborhood Purposes Grant (NPG)



This form is to be completed by the applicant seeking the Neighborhood Purposes Grant and submitted to the Neighborhood Council from whom the grant is being sought. All applications for grants must be reviewed and approved in a public meeting. Upon approval of the application the Neighborhood Council (NC) shall submit the application along with all required documentation to the Office of the City Clerk, NC Funding Program.

Westlake North Neighborhood Council

Name of NC from which you are seeking this grant:

SECTION I - APPLICANT INFORMATION

Academic Leadership Community		95-6001-908-W	CA
1a)	<u>Organization Name</u>	<u>Federal I.D. # (EIN#)</u>	<u>State of Incorporation</u>
1b)	322 Lucas Ave	Los Angeles	CA
	<u>Organization Mailing Address</u>	<u>City</u>	<u>State</u>
			<u>Zip Code</u>
1c)	<u>Business Address (if different)</u>	<u>City</u>	<u>State</u>
			<u>Zip Code</u>
1d)	PRIMARY CONTACT INFORMATION:		
	Anthony Nittle (626-354-4333, arn0875@lausd.net)		
	<u>Name</u>	<u>Phone</u>	<u>Email</u>
2)	Type of Organization- Please select one:		
	<input checked="" type="checkbox"/> Public School <i>(not to include private schools)</i>	or	<input type="checkbox"/> 501(c)(3) Non-Profit <i>(other than religious institutions)</i>
	Attach Signed letter on School Letterhead		Attach IRS Determination Letter
3)	<u>Name / Address of Affiliated Organization (if applicable)</u>	<u>City</u>	<u>State</u>
			<u>Zip Code</u>

SECTION II - PROJECT DESCRIPTION

4) Please describe the purpose and intent of the grant.

Last year, thanks to a generous grant from the Westlake North Neighborhood Council, our school's Immigrant Justice Advocates club was able to restore a garden on our school's campus. We turned a neglected space into a shady native plant garden, with a walking path, garden bench, bird house and native plant signs. In the process, our students are learning about gardening, the importance of California native plants and helping beautify our school campus. This school year, we need some additional funds to replace some plants, add interpretive plant signs and clean up the space. We plan to host some garden days for families on select Saturdays this fall.

5) How will this grant be used to primarily support or serve a public purpose and benefit the public at-large. (Grants cannot be used as rewards or prizes for individuals)

The Academic Leadership Community is part of the Miguel Contreras Learning Complex, serving predominantly low-income students of color in a neighborhood with little green space or tree cover. This project will help our students connect to their natural environment, create habitat for local insects and animals and restore neglected green spaces on our campus. Our native plant garden is near a high-traffic area of campus, which will provide high visibility to the student efforts and benefit our entire student population and school community. It will provide an aesthetic improvement to our campus and empower our students to feel more invested in our school.

SECTION III - PROJECT BUDGET OUTLINE

You may also provide the Budget Outline on a separate sheet if necessary or requested.

6a) Personnel Related Expenses	Requested of NC	Total Projected Cost
N/A	\$	\$
	\$	\$
	\$	\$

6b) Non-Personnel Related Expenses	Requested of NC	Total Projected Cost
Native plants from local nurseries	\$250	\$
Mulch, gardening supplies, signs, tools, gloves	\$150	\$
Refreshments for families (coffee, water, snacks)	\$100	\$

7) Have you (applicant) applied to any other Neighborhood Councils requesting funds for this project?
 No Yes If Yes, please list names of NCs: _____

8) Is the implementation of this specific program or purpose described in Question 4 contingent on any other factors or sources or funding? (Including NPG applications to other NCs) No Yes If Yes, please describe:

Source of Funding	Amount	Total Projected Cost
	\$	\$
	\$	\$
	\$	\$

9) What is the TOTAL amount of the grant funding requested with this application: \$ 600

10a) Start date: 2/1/24 10b) Date Funds Required: 2/1/24 10c) Expected Completion Date: 4/1/24
 (After completion of the project, the applicant should submit a Project Completion Report to the Neighborhood Council)

SECTION IV - POTENTIAL CONFLICTS OF INTEREST

11a) Do you (applicant) have a current or former relationship with a Board Member of the NC?
 No Yes If Yes, please describe below:

Name of NC Board Member	Relationship to Applicant
Ernesto Castro, Principal of Los Angeles School of Global Studies	Principal on our campus

11b) If yes, did you request that the board member consult the Office of the City Attorney before filing this application?
 Yes No *(Please note that if a Board Member of the NC has a conflict of interest and completes this form, or participates in the discussion and voting of this NPG, the NC Funding Program will deny the payment of this grant in its entirety.)

SECTION V - DECLARATION AND SIGNATURE

I hereby affirm that, to the best of my knowledge, the information provided herein and communicated otherwise is truly and accurately stated. I further affirm that I have read the documents "What is a Public Benefit," and "Conflicts of Interest" of this application and affirm that the proposed project(s) and/or program(s) fall within the criteria of a public benefit project/program and that no conflict of interest exist that would prevent the awarding of the Neighborhood Purposes Grant. I affirm that I am not a current Board Member of the Neighborhood Council to whom I am submitting this application. I further affirm that if the grant received is not used in accordance with the terms of the application stated here, said funds shall be returned immediately to the Neighborhood Council.

12a) Executive Director of Non-Profit Corporation or School Principal - REQUIRED*

Fannie Virgen-Gonzalez Principal [Signature] 11/27/23
 PRINT Name Title Signature Date

12b) Secretary of Non-profit Corporation or Assistant School Principal - REQUIRED*

Sunserae Keaton Asst. Principal [Signature] 11/27/23
 PRINT Name Title Signature Date

* If a current Board Member holds the position of Executive Director or Secretary, please contact the NC Funding Program at (213) 978-1058 or clerk.ncfunding@lacity.org for instructions on completing this form



ACADEMIC LEADERSHIP COMMUNITY
AT THE MIGUEL CONTRERAS LEARNING COMPLEX

322 LUCAS AVE, LOS ANGELES, CA 90017 TEL 213.240.3815 FAX 213.240.3846 ALCCONTRAS.NET

October 1, 2023

To whom it may concern,

The Miguel Contreras Learning Complex is applying for a Neighborhood Purpose Grant from the Westlake North Neighborhood Council. This grant will be used to restore the native plant garden on our campus as part of our school's Leadership Development program. The club will restore green space at our school and help our students connect to the natural environment. It will serve as a demonstration garden for our students and beautify our campus.

For your records, the Los Angeles Unified School District's federal tax identification number is 95-6001-908-W.

Thank you for your support. If you have any questions, please don't hesitate to contact me at 213-240-3815.

Sincerely,

Dr. Fannie Virgen-Gonzalez, Principal
Academic Leadership Community
Miguel Contreras Learning Complex

**City of Los Angeles
Office of the City Clerk
Neighborhood Council Funding Program**

Neighborhood Purposes Grants

Neighborhood Purposes Grants (NPGs) provide NCs opportunities to develop partnerships with local 501(c)(3) nonprofits and public schools to build community and enhance neighborhoods in the City of Los Angeles. Projects and activities supported by NPGs vary widely and can include, but are not limited to:

- The Arts
- Beautification
- Community Support
- Education
- Community Improvements

NPG-funded projects and activities must be for a **public benefit** and purpose, **open**, **accessible**, and **free of charge** to stakeholders.

Grants approved by NCs exceeding \$5,000 involve further review and possible City contract by the Office of the City Clerk.

Visit the NC Funding Program website page on NPGs ([click here](#)) to find out more details about how 501(c)(3) nonprofits and public schools serving NC areas can apply. There are two NPG Information Packets; One for prospective applicants to help guide them in the application process, and one for NC board members outlining considerations and factors to keep in mind while evaluating NPG requests.

A “Project Completion Report” template is also provided to help ensure accountability in the use of Grant funds and help demonstrate how NCs and their partners are supporting L.A. communities and stakeholders. NCs and NPG recipients are strongly encouraged to work together to complete and submit the Report at the conclusion of the project.

Any questions you may have with the NPG process, please contact us at the NC Funding Program:

- Clerk.NCFunding@lacity.org
- (213) 978-1058

SECTION III - PROJECT BUDGET OUTLINE

You may also provide the Budget Outline on a separate sheet if necessary or requested.

6a)	Personnel Related Expenses	Requested of NC	Total Projected Cost
		\$	\$
		\$	\$
		\$	\$

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		\$	\$
		\$	\$

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 No Yes If Yes, please list names of NCs: _____

8) Is the implementation of this specific program or purpose described in Question 4 contingent on any other factors or sources or funding? (Including NPG applications to other NCs) No Yes If Yes, please describe:

Source of Funding	Amount	Total Projected Cost
	\$	\$
	\$	\$
	\$	\$

9) What is the TOTAL amount of the grant funding requested with this application: \$ _____

10a) Start date: ___/___/___ 10b) Date Funds Required: ___/___/___ 10c) Expected Completion Date: ___/___/___
 (After completion of the project, the applicant should submit a Project Completion Report to the Neighborhood Council)

SECTION IV - POTENTIAL CONFLICTS OF INTEREST

11a) Do you (applicant) have a current or former relationship with a Board Member of the NC?
 No Yes If Yes, please describe below:

Name of NC Board Member	Relationship to Applicant

11b) If yes, did you request that the board member consult the Office of the City Attorney before filing this application?
 Yes No ***(Please note that if a Board Member of the NC has a conflict of interest and completes this form, or participates in the discussion and voting of this NPG, the NC Funding Program will deny the payment of this grant in its entirety.)**

SECTION V - DECLARATION AND SIGNATURE

I hereby affirm that, to the best of my knowledge, the information provided herein and communicated otherwise is truly and accurately stated. I further affirm that I have read the documents "What is a Public Benefit," and "Conflicts of Interest" of this application and affirm that the proposed project(s) and/or program(s) fall within the criteria of a public benefit project/program and that no conflict of interest exist that would prevent the awarding of the Neighborhood Purposes Grant. I affirm that I am not a current Board Member of the Neighborhood Council to whom I am submitting this application. I further affirm that if the grant received is not used in accordance with the terms of the application stated here, said funds shall be returned immediately to the Neighborhood Council.

12a) Executive Director of Non-Profit Corporation or School Principal - REQUIRED*

_____ *[Signature]* _____
 PRINT Name Title Signature Date

12b) Secretary of Non-profit Corporation or Assistant School Principal - REQUIRED*

_____ *[Signature]* _____
 PRINT Name Title Signature Date

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ANA PALACIOS (ALT)
MARIA SANTIAGO

November 6, 2023

Honorable City Council City of Los Angeles
C/O City Clerk Room 395
City Hall Los Angeles CA 90012

RE: CF 23-0792 Acquisition of the Mayfair Hotel to provide interim housing and support services for persons experiencing homelessness.

At our Regular Board meeting held on August 22, 2023, the Westlake North Neighborhood Council (WNNC) voted to submit a Community Impact Statement in opposition of the purchase of the Mayfair Hotel unless amended to include conditions that ensure the safety and well-being of the Westlake community as well as requiring community input. Below are the areas of concern and issues regarding the handling of this project that need to be addressed by the Mayor's office.

Little to no community outreach.

Outreach is absolutely vital and critical for such an enormous undertaking, especially given that the Westlake community has already experienced severely negative effects with Project Roomkey at this very same hotel during the pandemic.

The Mayor's deadline of August 31, 2023 to purchase the Mayfair Hotel is the driving force to rush and push this project for approval through City Council, and thus neglecting, to inform the community until after the fact. This is absolutely wrong!

No community meetings have been held, no flyers posted or emails sent by the Mayor's office in either English or Spanish to the Westlake community which is 75% predominantly Spanish speakers. Few residents and business owners received a last-minute email about a virtual meeting with the Mayor's office staff on August 2, 2023. By sharp contrast, Mayor Bass arranged with Councilmember Kathy Yaroslavsky an in-person town hall meeting on August 3, 2023, with West LA residents for a 30 room homeless project. Once again, the city continues to give preferential treatment to westside neighborhoods by establishing less homeless interim housing. And if, and when they do, the housing is on a smaller scale that accommodates no at-risk residents such as seniors, families, and non-medical or non-drug dependent homeless individuals like this project on Pico and Midvale.

The only Town Hall meeting was held on August 12, 2023 which was organized by Westlake businesses and residents. Mayor Bass and Councilmember Hernandez were called to attend. However, both offices sent only their representatives.

No guarantee of another repeat Project Roomkey disaster and details of the project remain unanswered

Prior to Project Roomkey the hotel was magnificent. Tourists from all over the world frequented it. The neighborhood was lively and happy with bars, cafes, theater and music venues. The pandemic hit and the hotel was used for homeless housing. This marked the end of a beautiful district, and the beginning of a nightmare for the Westlake community.

The community needs reassurance, guarantees and support. The neighborhood is still healing from the aftermath and the area is just beginning to thrive again. There is a genuine fear that bringing back a similar interim housing for homeless project will destroy the neighborhood. It will be a repeat of the failed Project Roomkey. Crime and drug-related problems, unsanitary conditions connected to trash and human waste, prostitution, theft, vandalism will return. The Mayfair Hotel suffered over \$11 million in physical damages. The hotel can be repaired. But, what about the physical, mental and emotional anguish that the community suffered through during Project Roomkey? People were assaulted, burglarized, threatened, robbed and even raped. There is no amount of money that can erase these memories which is why this community does not want this project in their neighborhood again without the city taking full responsibility and showing accountability.

The community needs answers. There are a lot of questions that no one from the Mayor's office has been able to answer and or to give detailed information to the Westlake community as to their plans to control the homeless residents inside and outside the Mayfair Hotel and safeguard the community. The city lost control of Project Roomkey and abandoned the community to survive on its own. To date, Mayor Bass and her staff have refused to hold a Town Hall meeting with the community prior to the acquisition.

Westlake District in CD1 is already saturated with rehabilitation centers and homeless shelters.

This community has done its share to help shelter and protect the homeless and other vulnerable people. It is time that the other 14 city districts do their part. Disproportionally, it is underserved low-income communities of color such as Westlake and PicoUnion, to name a few, that suffer from being forced, like this project, or to unknowingly get dumped on their streets re-entry programs, rehab centers and interim homeless housing. Sadly, thereafter when the disturbances arise, it is too late to do anything except send complaints to your councilmember and bear it.

Unfortunately, poorer areas receive the brunt because real estate is cheaper. Hands down, this is the number 1 reason. The other factor is that these neighborhoods predominantly consist of hard working people who speak limited English. Some work two jobs to survive, and they cannot take time off work to attend Council meetings during the day. Others with illegal status are afraid to speak up so all of these voices remain silent. Therefore, written or vocal public comments are always low.

Overload of Emergency Services

Westlake is the 2nd most densely populated district in the city. Adding 300 at-risk homeless individuals, if this hotel will be designated as a Single Resident Occupancy (SRO), that are suffering from mental and drug-related problems will stress out the already undermanned and overworked firefighters, paramedics, emergency crews and police department. During Project Roomkey close to 12,000 emergency medical service (EMS) calls were handled by Fire Station 11 which is assigned to this area. Five other fire stations will cover Fire Station 11 if they are not available. Currently, the LAFD has 71 paramedic vacancies and is falling short of their hiring goal. The forecast is dire due to attrition and other factors. By 2024, LAFD is predicting up to 100 vacancies. LAPD faces the same challenges. Low hiring rates and current officers count is under 9000 for a city with a population of 4 million.

The amount of LAFD and LAPD calls is astronomical. The crews are on constant overtime and fatigued. This is one serious and important issue that the city needs to take into consideration prior to purchasing the hotel. Without addressing this problem, it will place all lives in danger and that includes the LAPD and LAFD crews.

Proximity to three schools which are within 1-3 blocks from Mayfair Hotel poses serious safety concerns for the children and their families

John Liechty Middle School
Esperanza Elementary
Immaculate Conception Elementary School

Westlake families are worried about their children walking home from school. Concerned parents need to know what are the safety measures and plans that the city will provide to ensure the safety and well-being of their young kids.

Safety Concerns for the Disabled and Elderly

During Project Roomkey, several blocks to the east and west of the Mayfair Hotel were lined with tents that completely blocked the entire sidewalks in violation of the American Disability Act. Disabled individuals, the elderly and those in electric wheelchairs did not have clear passage and had to resort to using the streets amid oncoming traffic.

In conclusion, Westlake North Neighborhood Council strongly opposes this acquisition. We understand the urgent and pressing need to provide help and shelter to the homeless population, but not at the expense of a community that has already endured so much with Project Roomkey. The Westlake community deserves to be notified in advance of what is to take place in the community in the next coming months regarding this project, their concerns should be heard and their questions answered prior to the Mayfair Hotel project coming into the community.

Respectfully,

Elaine Alaniz
President
Westlake Neighborhood Council

Westlake Neighborhood Council Board Members