

**NCWP Board Meeting
MINUTES**

Submitted by Jessica Lesley & Theresa Torrance

Tuesday, September 2, 2025 – 6:30 p.m.

@ CD11 Community Room

7166 Manchester Ave., Los Angeles 90045

Present: Gregg Aniolek, Thomas Flintoft, Paula Gerez, Al Hernandez, Jennifer Kingshott, Chip Mallek, Kevin O'Brien, Steve Donell, Garrett Smith, Theresa Torrance, Fred Puza, Debra Huston, Dennis Miller, Julie Ross, Sarah Howard, Jessica Lesley, Matt Lipschutz, Julie Zaller, Tabitha Butler

Absent: Josh Francis, Casey Yeazel

Excused: David Voss, Alex Reynolds, John Logsdon, Dan Mohler, Greg Melton, Geoff Maleman, Jack Hughes

1. **Call to Order– President Gerez called the meeting to order at 6:32 p.m.**
2. **Salute the Flag – President Gerez led the flag salute**
3. **Introductions**
4. **Consent Calendar:** *(The following items will be treated as one item and enacted with one vote unless a Board member or a stakeholder requests that an item be placed on the Discussion Calendar.)*
 1. Approval of July 2025 Board meeting
 2. Motion to receive, approve and file the Treasurer's report and MER for June and July.
 3. Discuss and possible motion to approve appropriation of rollover funds in the amount of \$2572.00, as follows: \$1,500 to NPGs, \$500 to Sponsorships, \$300.00 for Contingency under Office/Operational and \$272 for Contingency under Outreach
 4. Motion to approve monthly support for the Board Agenda and Committee Agendas for NCWP website and NCWP communications provided by Moore Business Results for FY 2025-2026 with expenditure not to exceed \$650 monthly.
 5. Motion to approve emailing service for NCWP agenda distribution provided by MailChimp for FY 2025-2026 with expenditure not to exceed \$60 monthly.
 6. Motion to approve monthly NCWP newsletter provided by Hometown News for FY 2025-2026 with expenditure not to exceed \$875 monthly.
 7. Motion to approve monthly NCWP administrative support to the President, provided by Cogent Infotech C-146993 or Emploi Group C-146991, an approved City Contracted Vendors for the City of Los Angeles, Office of the City Clerk, Neighborhood Council Funding Program for FY 2024-2025 with expenditure not to exceed \$100 monthly.
 8. Motion to approve Adobe Acrobat Pro Subscriptions for NCWP Operational Expenses for FY 2025-2026 with expenditure not to exceed \$50 monthly.
 9. Motion to approve [Refers to City Council file 25-0848](#) NCWP, a member of the Westside Regional Alliance of Councils (WRAC), [strongly supports Council File 25-0848](#) (Park / Yaroslavsky), calling for (among other things) 1) a report back on the status of the City's compliance with AB 747, 2) a list and evaluation of evacuation routes within CD 11, and 3) plans to improve evacuation route infrastructure, signage, traffic control and public education. NCWP further calls the City Council's attention to the urgent need for infrastructure funding to absorb the cost of implementing a mitigation plan, including by developing new ingress and egress routes, and calls on the City to proactively and constructively engage with FEMA and OES, by (among other things) expediting completion of the After-Action Reports by the Office of Emergency Management and LAFD, so that those engaged in evacuation planning and disaster response will have the benefit of these findings.

10. Motion to [Oppose RFP for IKE Sidewalk Kiosk Program](#). (More information can be found here) Refers to City Council file 22-1154-S1 "NCWP, a member of the Westside Regional Alliance of Councils (WRAC), opposes [Council File 22-1154-S1](#) and the issuance of a Request for Proposals (RFP) for the interactive digital kiosk program, because it would: "1) allow installation of hundreds of 8 to 9 foot tall two-sided digital advertising kiosks on sidewalks through the City, which WRAC previously opposed in January 2023 (<https://westsidecouncils.com/wp-content/uploads/2022/11/WRAC-Letter-re-IKE-program.pdf>), and "2) directly compete with, and undermine, the success of the City's Sidewalk and Transit Amenities Program (STAP) and other community benefit programs that the City and its transit riders rely upon to provide much needed shade, shelter, transit information and public service announcements."
11. Motion to approve the Airport Relations Committee appointment of Cory Birkett,
12. Motion to approve a NPG request from Friends of the Jungle for their annual beach/neighborhood clean up to take place on Saturday morning, September 20th, 2025 at Trolleyway in Playa del Rey for an amount not to exceed \$1,500.00. The funds are to provide volunteers with food, drinks, a porta-potty and other necessities during the event.
13. Motion to Oppose Legislation Mandating Housing Density Without Funding Mechanisms. (More information can be found here) "The State of California has enacted a series of housing-related bills aimed at increasing residential density in cities and municipalities statewide, including SB 9, SB 10, and others. While the stated intent of these bills is to address the statewide housing crisis, implementation of these measures often places significant burdens on local government without providing the necessary infrastructure, services, or fiscal support. These mandates frequently override local planning authority, diminish the ability of cities to tailor land use to their unique needs and capacities, and strain existing infrastructure and funding resources." NCWP, a member of the Westside Regional Alliance of Councils (WRAC), therefore: "1) requests that our elected state officials take steps to initiate a pause on all enacted legislation that provides for statewide housing density and/or streamlining mandates, unless and until clear funding mechanisms are identified and enacted to accompany the legislation, in order to support the resulting impact on infrastructure, public safety, and municipal services; and "2) opposes any pending and future legislation that proposes statewide housing density and/or streamlining mandates, unless clear funding mechanisms are identified to accompany any such bills, in order to support the resulting impact on infrastructure, public safety, and municipal services." "The imposition of increased density — without accompanying state funding or resource allocation — exacerbates existing challenges, particularly in areas vulnerable to wildfire, evacuation constraints, and other environmental or geographic hazards, such as the Very High Fire Hazard Severity Zone, Flood Zones or other environmentally sensitive locations as determined by local governments throughout the state."
14. Motion to Request Mayor to Consent to City Controller's Audit of Inside Safe. (More information can be found here) "NCWP, a member of the Westside Regional Alliance of Councils (WRAC), urges Los Angeles Mayor Karen Bass to immediately consent to a full audit of the City's Inside Safe program by Los Angeles City Controller Kenneth Mejia."
15. Motion to Support CF 20-1376-S5 (Park) (More information can be found here) "The Westside Regional Alliance of Councils (WRAC), strongly supports CF 20-1376-S5 (Park), which calls for certain amendments of LAMC Sec. 41.18 and a report back by the City Attorney on the feasibility of amending 41.18 to prohibit encampments as per the Governor's model ordinance."
16. Motion to approve the application for a coast development permit (CDP) for continued use/construction (not new construction) of 983 SF of outdoor dining space.
17. Motion to approve appointment of Tabitha Butler, Residential District 4 Director. Tabitha grew up in Orange County, but she's been a resident of Los Angeles since 2019. She's currently an Events Coordinator for JLL@Google where

she regularly plans, coordinates, & advertises events in collaboration with several teams. Tabitha is passionate about events, education, and the environment

Highlighted items were called **Special** and discussed as part of the Discussion Calendar.

M/S Smith/ Kingshott to approve the Consent Calendar. Motion passes unanimously. (AYES: Gregg Aniolek, Thomas Flintoft, Al Hernandez, Chip Mallek, Kevin O'Brien, Steve Donell, Garrett Smith, Theresa Torrance,, Debra Huston, Dennis Miller, Julie Ross, Sarah Howard, Matt Lipschutz, Julie Zaller, **A. NAYES: None.) Puza abstaining.**

5. Announcements from Governmental Representative (limit to 3 minutes please)

Trey Grogan from Councilwoman Park's office gave government report noting:

1. Cameras were approved for Senior center,
2. Working w/LAPD re: enforcement of no overnight parking-citing and impounding vehicles
3. Installed no overnight parking signs behind Bristol Farms and enforcing no camping (41:18 in alley behind The Nook)
4. LAPD caught burglary sting responsible for at least 16 burglaries
5. Town Hall on October 8th @ The Elks Lodge in Playa del Rey

Huston asked if there is a system/schedule with respect to locking gates for Westchester senior parking lot and pool area. Trey advised that they are still working on the pool area and gates get locked for senior/municipal building at 10pm each night.

Councilwoman Traci Park spoke about:

- Density and development maps came out and issues arose
- CD11 Planning meeting 100's of hours to preserve single family home community
- She is an advocate for people to have a say in how housing comes and where the density goes
- Thanks to the plot community
- Housing element has been approved by the state
- SB79 infrastructure that was never modernized or updated, it will create 1/2 mile radius next to public transpo and it is mandatory upzoning and being pushed through by the state, Traci feels it disregards everything we have done with the chip programs and no protection for single family neighborhoods
- Nothing in this bill that will make anything affordable or parking not be problematic

Craig in Traci's office gave a presentation with visuals, about impact of SB79

- Introducing how SB79 works and the concerns of no carve outs then call state law makers
- It is on us to pressure state law makers
- Planning department is working on amendments this is current as of 9/2/25
- It is divided into tiers and impacts to Westchestr are Tier 2
- Dark blue is quarter and mile and light blue is 1/2 mile
- Does not go for public hearing so no comments and Traci NEVER gets to take a vote on it
- Strains of infructure and its mandatory upzoning
- Case study showed R1 lot 6628 sqft and that can be 16 units and 100/dwelling unit per acre
- No parking is required, look at West LA for cases that have gone wrong
- Reinterates the playa del rey community plan update and the outcome from the planning process
- Hoping amendments are done but it goes to the floor if it is
- Stackable and incentives for developers to choose from
- This can open to transit projects
- There may be more what was presented was just the known areas
- Metro project through scag

Questions of Board Members after presentation:

Hernandez - Wanted to make a statement - If you believe in big government this is what the effects are there is no longer small government
Mallek - How was Manchester. Sepulveda as oppose LAX and Craig answered, Chips house is directly impacted by this brings back sensitive about the sounds and LAX is STILL NOT IDENTIFIED as a critical zone
Ross - asked about stackable and Craig answered
Aniolek - Electricity what is the usage and effect
Howard - Wanted clarification on how many stories high is it and the answer is about 6 stories, states that we have areas that are ready for density and affirms that it will be more harm than good
Huston - Apposed to SB79 and is also concerned about ED1 which is 100% affordable housing
Miller - Affordable housing questions not a working class are not fully able to qualify for market rate housing, Can the presentation be shared

Erica Gatica from Empower LA

- Bylaws and updates-can submit updates by April 1st 2026
- Homeless leasion
- She is the new Vincent and all other updates that were in the email sent before the meeting

6. Announcements from Board Members/Committee Reports

Zaller encouraged volunteers to sign up for Coastal Cleanup Day -both on September 20th cleanup from 8am-12 and WAM Festival 12-7.

Kingshott encouraged vendors to participate and attend the Playa Vista Annual Yard sale October 4th, with information posted on Facebook page and next door at concert park.

-Fred gave update of bluff project at LMU

7. Presentations

Presentation from Lucy Han with Friends of The Jungle who is asking for the NCWP Support for the mural honoring the Gillis Volleyball Tournament founded and run for fifty years for our community by Steve and Dave Cressman. It was a labor of love for the city they grew up in. This mural was created by Hector Rios and art by Tim Neil. This project would not have happened without the determination of LA Council Member Traci Park, County Supervisor Holly Mitchell and Lucy Han with Friends of The Jungle.

Board Discussion with possible motion to send a letter of support for the Mural to Councilwoman Parks and the City of Los Angeles

President Gerez had to leave and moved to item 8 Discussion calendar items before leaving, and then handed the meeting over to Theresa Torrance at 8:00pm (a board member advised that per our By-laws, the VP was supposed to presume so Steve Donell took over remainder of meeting)

Lucy advised that the mural will be on the bathroom wall at Toes Beach
The total budget is \$6,600.00 and all funding has been secured
Requesting a letter of support from the NCWP

Board Questions:

Miller asked about mural maintenance and estimated time

Howard asked about Graffiti and the clear coat put over mural to assist.

-O'Brien asked about Coastal Commission review.

Public Comment:

- No public comments.

Action: **M/S Ross/ Smith to approve letter of support from the NCWP. Motion passes unanimously. (AYES: Gregg Aniolek, Thomas Flintoft, Al Hernandez, Chip Mallek, Kevin O'Brien, Steve Donell, Garrett Smith, Theresa Torrance,, Debra Huston, Dennis Miller, Julie Ross, Sarah Howard, Matt Lipschutz, Julie Zaller, A. NAYES: None.) Puza abstaining..**

8. Discussion Calendar and Related Public Comment

Discussion and possible motion to remove Jessica Lesley (appointed on February 4, 2025), Service Organizations who has failed to comply with the city administered ethics training within three (3) months of being seated as a Board Member. New Board Members shall take training in the fundamentals of Neighborhood Council, including, but not limited to, ethics, and other trainings required by the City within sixty (60) days of being seated, or they will lose their Council voting rights. All other Board Members must be current with such training requirements or they will lose their Council voting rights. Section 9: Removal – A Board Member may be removed for any of the following reasons:

The Member is unable to carry out his/her duties and responsibilities to the Board and/or its committees due to time limitations, illness and/or other personal obligations.

A change in the status that qualified the Member to hold his/her seat shall result in automatic removal.

Failure to comply with the city-administered ethics training within three (3) months of being seated as a Board Member or out of compliance for three (3) months in the case of a seated Board Member.

A Board Member may be removed from the Board for good cause, including, but not limited to, disruptive conduct; interfering with Council business; violations of the Bylaws, Operating Procedures or Code of Conduct. Removal of the identified Board Member requires a two-thirds majority of the attending Board Members.

Board Discussion:

Lesley advised she had attempted to do the training but it wasn't logging/recording her efforts. Erica from Empower LA did advise that they had issues with one of the training portals.

Smith emphasized reminders were sent.

Vice President Donell suggested short extension to table removal until clarification occurs with Erica and Jessica.

Torrance urged it's a unique circumstance with issues with training portal so tabling is reasonable.

M/S Ross/Miller to approve motion to discuss and table any decision until next meeting. Motion passes unanimously. (AYES: Gregg Aniolek, Thomas Flintoft, Al Hernandez, Chip Mallek, Kevin O'Brien, Steve Donell, Garrett Smith, Theresa Torrance,, Debra Huston, Dennis Miller, Julie Ross, Sarah Howard, Matt Lipschutz, Julie Zaller, A. NAYES: None.) Puza abstaining.

Discuss Items pulled from Consent Calendar:

M/S Torrance/Miller to approve motion to discuss items pulled from Discussion calendar. Motion passes unanimously. (AYES: Gregg Aniolek, Thomas Flintoft, Al Hernandez, Chip Mallek, Kevin O'Brien, Steve Donell, Garrett Smith, Theresa Torrance,, Debra Huston, Dennis Miller, Julie Ross, Sarah Howard, Matt Lipschutz, Julie Zaller, A. NAYES: None.) Puza abstaining.

1. Approval of July 2025 Board meeting (**called special by Torrance**)

3. Discuss and possible motion to approve appropriation of rollover funds in the amount of \$2572.00, as follows: \$1,500 to NPGs, \$500 to Sponsorships, \$300.00 for Contingency under Office/Operational and \$272 for Contingency under Outreach (**called special by Torrance**)

7. Motion to approve monthly NCWP administrative support to the President, provided by Cogent Infotech C-146993 or Emploi Group C-146991, an approved City Contracted Vendors for the City of Los Angeles, Office of the City Clerk, Neighborhood Council Funding Program for FY 2024-2025 with expenditure not to exceed \$100 monthly (called special by Torrance)

M/S Gerez/Smith approve motion to fix typos to items 1,3 and 7 pulled from Discussion calendar for Torrance's requested friendly amendments to fix typos; Item 1: add "minutes"; Item 3, add \$.92 to the \$272 to match correct rollover amount and item 7 is for 2025-2026. Motion to make corrections for items 1,3,7 passes unanimously. (AYES: Gregg Aniolek, Thomas Flintoft, Al Hernandez, Chip Mallek, Kevin O'Brien, Steve Donell, Garrett Smith, Theresa Torrance,, Debra Huston, Dennis Miller, Julie Ross, Sarah Howard, Matt Lipschutz, Julie Zaller, A. NAYES: None.) Puza abstaining.

9. Motion to approve [Refers to City Council file 25-0848](#) NCWP, a member of the Westside Regional Alliance of Councils (WRAC), [strongly supports Council File 25-0848](#) (Park / Yaroslavsky), calling for (among other things) 1) a report back on the status of the City's compliance with AB 747, 2) a list and evaluation of evacuation routes within CD 11, and 3) plans to improve evacuation route infrastructure, signage, traffic control and public education. NCWP further calls the City Council's attention to the urgent need for infrastructure funding to absorb the cost of implementing a mitigation plan, including by developing new ingress and egress routes, and calls on the City to proactively and constructively engage with FEMA and OES, by (among other things) expediting completion of the After-Action Reports by the Office of Emergency Management and LAFD, so that those engaged in evacuation planning and disaster response will have the benefit of these findings (called special by Huston)

M/S Ross/Miller to approve motion to discuss and friendly amendment to item 9 pulled from Discussion calendar by Huston who requested friendly amendment to include adding evacuation routes around LAX and Gas Co. Motion passes unanimously. (AYES: Gregg Aniolek, Thomas Flintoft, Al Hernandez, Chip Mallek, Kevin O'Brien, Steve Donell, Garrett Smith, Theresa Torrance,, Debra Huston, Dennis Miller, Julie Ross, Sarah Howard, Matt Lipschutz, Julie Zaller, A. NAYES: None.) Puza abstaining.

13. Motion to Oppose Legislation Mandating Housing Density Without Funding Mechanisms. (More information can be found here) "The State of California has enacted a series of housing-related bills aimed at increasing residential density in cities and municipalities statewide, including SB 9, SB 10, and others. While the stated intent of these bills is to address the statewide housing crisis, implementation of these measures often places significant burdens on local government without providing the necessary infrastructure, services, or fiscal support. These mandates frequently override local planning authority, diminish the ability of cities to tailor land use to their unique needs and capacities, and strain existing infrastructure and funding resources." NCWP, a member of the Westside Regional Alliance of Councils (WRAC), therefore: "1) requests that our elected state officials take steps to initiate a pause on all enacted legislation that provides for statewide housing density and/or streamlining mandates, unless and until clear funding mechanisms are identified and enacted to accompany the legislation, in order to support the resulting impact on infrastructure, public safety, and municipal services; and "2) opposes any pending and future legislation that proposes statewide housing density and/or streamlining mandates, unless clear funding mechanisms are identified to accompany any such bills, in order to support the resulting impact on infrastructure, public safety, and municipal services." "The imposition of increased density — without accompanying state funding or resource allocation — exacerbates existing challenges, particularly in areas vulnerable to wildfire, evacuation constraints, and other environmental or geographic hazards, such as the Very High Fire Hazard Severity Zone, Flood Zones or other environmentally sensitive locations as determined by local governments throughout the state." (Called special by Huston)

M/S Ross/Miller to approve motion to discuss item 13 pulled from Discussion calendar by Huston who requested friendly amendment to include adding: 2 mile radius around LAX and unconditional exemption. Motion passes unanimously.

(AYES: Gregg Aniolek, Thomas Flintoft, Al Hernandez, Chip Mallek, Kevin O'Brien, Steve Donell, Garrett Smith, Theresa Torrance,, Debra Huston, Dennis Miller, Julie Ross, Sarah Howard, Matt Lipschutz, Julie Zaller, **A. NAYES: None.) Puza abstaining.**

15. Motion to Support CF 20-1376-S5 (Park) (More information can be found here) "The Westside Regional Alliance of Councils (WRAC), strongly supports CF 20-1376-S5 (Park), which calls for certain amendments of LAMC Sec. 41.18 and a report back by the City Attorney on the feasibility of amending 41.18 to prohibit encampments as per the Governor's model ordinance." (Called special by Gerez)

M/S Ross/Flintoff to approve motion to discuss item 15 pulled from Discussion calendar by Gerez who requested friendly amendment to include adding: 2 mile radius around LAX. Motion passes unanimously. (AYES: Gregg Aniolek, Thomas Flintoft, Al Hernandez, Chip Mallek, Kevin O'Brien, Steve Donell, Garrett Smith, Theresa Torrance,, Debra Huston, Dennis Miller, Julie Ross, Sarah Howard, Matt Lipschutz, Julie Zaller, **A. NAYES: None.) Puza abstaining**

- 9. Public Comment** – non-agenda items *(limited to 1 minute per speaker unless otherwise declared by the President or presiding director. Public comment on agendized items will be called as each agenda item is brought forward.)*

NO PUBLIC COMMENT

10. Committee Reports

Gregg will have a Government Affairs meeting in near future and wants to discuss the homeless audit

Planning & Land Use: Housing applications and zoning variances reviewed.

LAX Committee: Ross Announced restoration and ramp going south over Lincoln to alleviate traffic; city is putting CPU on hold;

Outreach: Newsletter and social media engagement growing
Chip asked if Paula submitted the CIS that was done for SB79 as it appears from his search, that it was not submitted, but no one knew. Donell said he would check with Paula on it.

- 11. Adjourn – Steve Donell, adjourned the meeting at 8:54 p.m.**