



Westside
Regional
Alliance of
Councils

westsidecouncils.com

Bel Air-Beverly Crest Neighborhood Council
Brentwood Community Council
Del Rey Neighborhood Council
Mar Vista Community Council
Neighborhood Council of Westchester-Playa
North Westwood Neighborhood Council
Pacific Palisades Community Council

Palms Neighborhood Council
South Robertson Neighborhoods Council
Venice Neighborhood Council
West LA-Sawtelle Neighborhood Council
Westside Neighborhood Council
Westwood Community Council
Westwood Neighborhood Council

MINUTES

WRAC Meeting of the Board of Directors
October 20, 2025 – 6:30pm

Join Zoom Meeting:

<https://us02web.zoom.us/j/84095705158?pwd=JGw2s8bM4JsNzlaaLacZJuAMaxt0Md.1#success>

Or Dial (669) 900 9128 Meeting ID 872 7511 1207

ALL SUPPORTING DOCUMENTS AVAILABLE AT:

<https://tinyurl.com/bdf6pxpv> and <https://westsidecouncils.com/meetings/>

Items on the Agenda may be taken in any order at the discretion of the Chair – Attendees who do not identify themselves upon request of the Chair will be removed (see Item 5 below).

1. Welcome/Introductions

- a. **Call to Order and Certification of Quorum** - Chair Greenberg (BABCNC) called the meeting to order at 6:33pm. In the absence of WRAC Secretary/Treasurer Tyler Laferriere, the roll was called by the Note Taker, Cathy Palmer. Quorum was met.

Board Members Present

BABCNC Robin Greenberg (WRAC Chair)

PPCC Chris Spitz (WRAC Vice-Chair)

BCC Carolyn LoBuglio

MVCC Andrew Marton

SORONC Michael Lynn

VNC Nico Ruderman

WCC Steve Sann

WLASNC Vic Pacheco

WNC Terri Tippet

WWNC Lisa Chapman

NCWP Theresa Torrance (*arrived later in the meeting, as noticed at 7:11 pm*)

NWNC Connor Webb (*arrived at 7:09 pm*)

Nonvoting Alternates Present:

Nickie Miner (BABCNC), Carolyn Jordan (BCC), Barbara Broide (WNC), and Sandy Brown (WCC)

Also Present:

- Janet Turner, Deputy District Outreach Rep, 36th District Congressman Ted W. Lieu
- Michael Amster, Field Deputy – Council District 11/Park
- Sherwin Shamoeil, Senior Field Rep, California's 51st Assembly District, Assembly-member Rick Chavez Zbur
- LaQuisha Bryant, Field Rep, 61st Assembly District, Assemblymember Tina McKinnor
- Amanda Laflen, Metro & Westside Field Deputy, 3rd District County Supervisor Lindsey Horvath

- Denzel Henderson, Department of Los Angeles City Planning
- Leah McKenzie, Senior Public Relations Specialist, LADWP

b. Chair Updates –

- (1) Next Board meeting: November 17, 2025
- (2) Update on future breakfast meetings at Belmont: tentative/invited speakers at breakfast meetings: Paul Krekorian, Exec. Director, Mayor's Office of Major Events (2028 Olympics); LA County D.A. Nathan Hochman (dates TBD)
 - Vice President Spitz reported that Member Handal (WLASNC) advises that he has been sending emails to E.D. Krekorian, and finally reached several staff members who said that they will bring this matter to his attention.

2. Government Reports/Speakers

a. Mayor's Office – Jennifer Hull, Westside Representative was not present.

b. Council Reports –

- (1) **Cairo Rodriguez, Sr. Field Deputy – Council District 5/Yaroslavsky** was not present.
- (2) **Michael Amster, Field Deputy – Council District 11/Park**

Notable action items at City Hall include

- 1) Enactment of SB 79 in Sacramento: now that will soon be effective law, the Councilwoman is pressing forward with her motion to see how SB9 will impact the Westside and the whole city, within the radius of qualified transit hubs.
- 2) Affordable housing in Venice: the CW successfully got through efforts following the defunct Venice Dell replacement project – part of the whole work of the Council office to create thousands of units over the past several years, some of which were affordable units.
- 3) She got through an approved metal and water theft awards program, to protect our infrastructure, and
- 4) The West Los Angeles Municipal Building is in dire need of some form of care and the office is moving forward to creating skating amenities in the plaza, to pay homage to its history as a skating hub. The CW got through a motion for a feasibility study on this project, to be done ASAP.
 - Member Sann (WCC) asked about unfunded costs to the city with SB 79, and if there was a plan to challenge the legitimacy of the bill, with the significant unfunded burdens to the city and the state. Vice-Chair Spitz (PPCC) indicated that CW Park's motion includes a request for the City Attorney to report on possible legal challenges.

c. Additional Government Reports

Janet Turner, Deputy District Outreach Rep, 36th District Congressman Ted W. Lieu - Janet reported that while Congress has been out of session, the Congressman has been writing letters. Their office is open, if anyone has problems with federal matters.

Sophia Liebman, District Representative for Senate District 24th Senator Ben Allen - Sophie gave an update as to bills signed, noting successes include SB 766, the California Combating Auto Retail Scams or CARS Act, introduces new regulations to protect

consumers in auto sales. She noted that there will be a blood drive at the Santa Monica Auditorium on October 25th.

Sherwin Shamoeil, Senior Field Rep for California's 51st Assembly District, Assemblymember Rick Chavez Zbur - Sherwin provided a report on legislation that has gone to the Governor to sign. If members have anything else to ask the Assemblymember to address, send note to Sherwin.

Member Sann gave a thanks for the phenomenal event at the Egyptian Theater, celebrating Assembly District 51 where the Assemblymember gave out Community Excellence Awards including People of the Year for four fire agencies - LA County, LA City, Santa Monica and Beverly Hills. Of the 15 sets of recipients, Wendy Sue Rosen, one of WRAC's founding member council's representatives, was given an award for environmental protection and climate action. Member Sann noted that this was a wonderful and uplifting event and thanked the Assemblymember. Sherwin thanked Steve and all the members of this board for their comments on SB 79.

LaQuisha Bryant, Field Representative for California's 61st Assembly District, Assemblymember Tina McKinnor - LaQuisha noted some of the Assemblymember's bills signed into law, e.g., AB288 on California's right to organize, AB628, the kitchen appliance in rental housing law, and AB851 which protects those who were affected by the Palisades and Eaton Fires. "Real property transactions: Counties of Los Angeles and Ventura wildfires: unsolicited offers." She reminded us of the special election on November 4th.

Amanda Laflen, Metro & Westside Field Deputy for 3rd District County Supervisor Lindsey Horvath - Mandy noted last month a motion passed to create a \$30 million rental assistance fund for wildfire victims who don't have jobs, places to live or landlords, and a motion for those affected by the countywide ICE raids. The State of Emergency, which allows the board to cut through red tape faster, passed last week. The board is having an Emergency Preparedness event Sunday 11/16, Sunday, for hillside communities, to take place at the Skirball. A blood drive associated with the event may also take place. She'll share the flyer soon.

Denzel Henderson and Santo Sanchez, Department of Los Angeles City Planning - planning.liaison@lacity.org Denzel noted that the Westside Community Plans have updates. Check the website, with a full update of October's announcements. Maps are updated. Westside Community Planning Virtual Office Hours - October 21, 23, 29, and November 5, 2025 See their website every month. <https://planning.lacity.gov/plans-policies/community-plan-updates> and https://planning.lacity.gov/odocument/f2ca14ef-3e7a-4333-98e2-46f119db52de/Planning_Liaison_Updates_-_20October_2025.pdf.

Member Sann asked when there is an end for this round of planning, and when the next round of community plan updates might take place, to include the BA-BC community plan

area and the Brentwood-Palisades and Westwood areas. Denzel doesn't have an answer, but recommended that those interested should stay informed by subscribing to the Planning Dept. newsletter. Denzel welcomed Steve to send him an email. Planning is working on a handful of plans; 20 are being updated. **Santos Sanchez** accompanied Denzel. Steve asked if the enactment of SB79 impacts the community planning process. Planning will have updates on SB 79, which Denzel agrees will affect the community plans.

Leah McKenzie, LADWP, was also present but did not give a report.

3. Board Member Updates –

a. **Chris Spitz (Vice-Chair) – SB 79 status; homelessness, other updates.**

See: Westside Current article: <https://westsidecouncils.com/wp-content/uploads/2025/10/Westside-Current-article-feds.pdf>.

See the WRAC letter requesting investigation into homeless funding:

<https://westsidecouncils.com/wp-content/uploads/2024/10/WRAC-Letter-Investigate-HomelessFundingF.pdf>.

Vice-Chair Spitz related that she included this letter, in which WRAC questioned the use of funds to address the problems of homelessness. She feels that WRAC's efforts have made an impact and that we were heard. The US Attorney's office has an ongoing investigation and arrests are being made; this is a tribute to WRAC's work even to a small degree. We will continue to advocate. Chair Greenberg gave a tribute to Vice-Chair Spitz for her work on behalf of homelessness that made the news. Member Sann noted that if you follow the Westside Current, there have been plenty of articles that cite this organization and we are one of the newsmakers that have shaken things up on critical issues, e.g., homelessness and the billions of dollars being spent. The work of the homeless committee and the board has been having an impact. Vice Chair Spitz noted that these efforts and outcomes are due to the work of all the member councils, which she thanked.

4. Committee Reports – President Greenberg gave report on the committees.

a. **WRAC Transportation & Mobility Committee (MTC) – met 10/15/25; next mtg 11/19/25.**

Chair Greenberg gave credit to Selena to her work. Selena noted that she is very excited that this session of the MTC has representatives from all 14 member councils of WRAC, for the first time, and thanked the Board. She reported that with the implementation of Measure HLA, LADOT has a new dashboard where all LADOT projects are supposed to be posted. The dashboard has not yet been fully implemented, but member councils should be contacted by LADOT whenever a new project is going to be implemented in the council area. The Westwood Safety and Mobility Project is slated for implementation on the Westside. LADOT is starting outreach. If members don't receive notice, let Selena know; she'll work with LADOT to make sure the council is added to the list for notice. Selena also mentioned informational meetings will be held on the Westwood Boulevard Safety and Mobility Project this month and in November there will also be a second presentation on the Ohio Avenue Westside Mobility project. There are also joint projects between Caltrans and the

City, e.g., Lincoln and Santa Monica Boulevards, and others previously funded in past years, now being implemented or getting funding from other sources, e.g., the Westwood Boulevard Project is being funded by the Westside Cities Council of Governments (COG) vs. City of LA Funding. She noted that there is a motion on the agenda tonight, from the MTC. Debbie Nussbaum, who made the motion in committee, is attending; she can provide information about the new development with the STC project and is here to answer questions. She thanked Steve Sann for sponsoring the motion on the agenda. Member Sann thanked Selena for her remarkable leadership on the STC. Selena provided the following links:

- Ohio Ave Westside Mobility Project <https://ladotlivablestreets.org/projects/ohio>
- Westwood Blvd. Safety and Mobility Project <https://ladotlivablestreets.org/projects/westwood>
- LADOT Mobility Plan Implementation Dashboard <https://ladot.lacity.gov/mobility-plan>

b. WRAC Homelessness Committee (HOC) – no Sept. mtg; next mtg 10/28/25 – Vice-Chair Spitz reported that the guest speaker will be Onnie Williams, with the new County Department of Homelessness and Housing, to speak about the work of that Department.

c. WRAC Land Use & Planning Committee (LUPC) – inactive; committee chair sought.

5. Public Comment –

Dennis Rosenblatt (Holmby Hills/Westwood resident) provided a timeline on mansionization and expressed his support for the motion to amend SB 330 (on the agenda). He noted that Sandy Brown (WCC alternate to WRAC and a board member of WWNC) would speak more on this subject when the motion is considered. He explained that he is a longtime board member of Holmby Westwood HOA and mansionization in his community has been a real problem. He related that in 2008, after about three years of talking about the issue, the city unanimously voted to pass the Baseline Mansionization Ordinance (BMO), to try to contain home projects to make some sense with the lot that the home was built on. A ratio of structure-to-lot was used over the years to try to hem in some of these outsized projects; officials had modified the ratio a number of times, recognizing that there were loopholes that needed to be closed; this had been a work in progress, but it had been effective. Then in 2019, the state passed SB 330 (the Housing Crisis Act), with the intent of solving the housing affordability problem in California, which negated the city's ability to regulate floor area ratios. Recently, WWNC passed a resolution calling for amendment of SB 330, and now want to bring the motion in WRAC (a larger group). Since this is a state issue, WWNC wants to approach our state representatives with the largest voice possible, and wishes to obtain WRAC's endorsement of proposed modification of SB 330, to again allow cities in California to address mansionization on a local basis.

6. Approval of Minutes New Business

- a. Motion (Robin Greenberg)** – to approve the September 15, 2025 passed unanimously, as moved by Member Chapman (WWNC) and seconded by Member Sann (WCC).

7. New Business

a. Motion (C. Spitz/PPCC & J. Handal/WLASNC) – Support CF 25-1083 / Report on Impacts of SB 79 on Los Angeles.

“_____ NC/CC strongly opposes SB 79. _____ NC/CC has long expressed our crucial concerns about the serious public safety impacts of housing density mandates, including those in SB 79. We further oppose all housing density legislation, including SB 79 that fails to include a clear funding mechanism to support the resulting impact on infrastructure, public safety and municipal services.

“_____ NC/CC therefore strongly supports the motion in Council File 25-1083 (Park), which calls for a report back on the impacts of SB 79 on the City of Los Angeles, including an analysis of the costs to update the City’s infrastructure and utility systems to support projected density from SB 79, and a confidential report to City Council on potential legal challenges and bases for cost-recovery from the state.”

- Note: To date, seven (7) member councils have already passed this motion or modified versions* (BABCNC, BCC, PPCC,* NCWP, WLASNC, WWNC, WNC*).

Moved by Vice-President Spitz (PPCC), seconded by Member Ruderman (VNC). Vice-Chair Spitz noted that we need one more; it may go on the agenda for Mar Vista; and if passed, will become WRAC adopted. **Passed** 10-1-0 with Member Webb (NWNC) opposed.

b. Motion (S. Sann/WRAC MTC) – Oppose Changing the Location of the STC Project UCLA Campus Stop.

“The _____ CC/NC, a member of the Westside Regional Alliance of Councils (WRAC), supports the Sepulveda Transit Corridor (STC) Project stop on the UCLA Campus at Gateway Plaza as described in the [STC Project draft Environmental Impact Report \(DEIR\)](#).^{*} We do not support changing the location to the intersection of Strathmore Dr. and Gayley Ave., or any other location on the UCLA Campus. If Metro is considering any changes to the STC UCLA campus stop, we believe Metro needs to: 1) conduct outreach to the community for further public comment and 2) undertake an amended DEIR.

*WRAC member Councils have previously passed two motions regarding the Sepulveda Transit Corridor (STC) Project. Both of these motions are WRAC Adopted Positions:

1) [Support for Station Located Directly on the UCLA Campus as Part of Metro’s Sepulveda Transit Corridor Project](#);

Formally adopted by WRAC in August 2021 | [Download the WRAC position letter](#)

2) [Support Heavy Rail Underground Subway Mode of Transportation; Oppose two proposed Monorail Options for the Metro Sepulveda Transit Corridor Project \(STCP\)](#);

Formally adopted by WRAC in August 2025 | [Download the WRAC position letter](#)

Member Sann introduced this item, thanking Selena Inouye and Debbie Nussbaum, noting that this caught the attention of those in Westwood. He sent out a memo at 6:05 PM tonight

with substitute language, which in no way changes the intent of the motion. Member Sann **moved** to put on the table the following as a **substitute motion**, to clean up the language of the original motion above. He noted that Debbie Nussbaum, the maker of the motion in the MTC and present at the Board meeting, supports all of the changes. Vice-Chair Spitz **seconded** putting on the table the substitute motion.

Substitute Motion (S. Sann/WRAC MTC) – Support Sepulveda Transit Corridor Project (STCP), including on-campus UCLA Station located at UCLA Gateway Plaza near center of UCLA Campus, and oppose changing location of UCLA Station to Gayley Avenue & Strathmore Drive, at far west end of campus.

“The _____ NC/CC, a member of the Westside Regional Alliance of Councils (WRAC), supports the Sepulveda Transit Corridor Project (STCP), including an on-campus UCLA Station located at UCLA Gateway Plaza, near the center of campus, as described in the STCP Draft Environmental Impact Report (DEIR). We do not support changing the location of the UCLA Station to the intersection of Gayley Avenue and Strathmore Drive, at the far west end of campus, or to any other location on the UCLA campus that has not been studied and analyzed by Metro in accordance with CEQA. If Metro considers any change to the location of the UCLA Station other than at UCLA Gateway Plaza, Metro must: 1) prepare an amendment to the DEIR; and 2) in conformance with CEQA conduct outreach to the community for additional public comment on the environmental impacts of this proposed change in location.”

Member Sann (WCC) noted that he included in his earlier email a prior FAQ sheet prepared by UCLA Government Relations and Transportation officials, that expressed all the reasons for locating the STCP station at UCLA’s Gateway Plaza. He noted that these were true statements in 2021; today, nothing has changed. Everything he and others in Westwood had ever heard about the STCP and the UCLA station was that the station was always to be located at Gateway Plaza and nowhere else.

Discussion was held on the substitute motion, and a vote was called: There were none opposed, no abstentions, and all 11 board members present and voting were in favor of considering the substitute motion.

Comments on the main (substitute) motion were then made by Members Webb, Sann, and Ms. Nussbaum. Vice-Chair Spitz noted that a long explanation to member councils is probably not needed; her own council, PPCC, will likely understand the issue and will not need a lot of explanation; she hopes the other councils will feel the same way and thanked everyone for their hard work. Member Sann shared a few lines from the fact sheet, explaining why UCLA has originally placed the station in the center of the campus.

The substitute motion **passed 11-0-0**

The group then discussed individual NC members sending this letter to City Councilmembers, such as Katy Yaroslavsky or Traci Park, or their respective Councilmember, to raise this issue at the Metro Board. Member Sann noted that he inquired about communicating a request for action on an item without a council file, and Erica Gatica-Doughty from DONE sent him a sample "requesting action" letter to ask the City Council to take up the item. In addition, he would include the addresses of the three Metro Board members to convey our council's opinion and copy the letter to Metro County Supervisors.

c. Motion (L. Chapman/WWNC) – Amend State Mansionization Ordinance

“Whereas, residents in Los Angeles are concerned that large homes are replacing traditional homes in many neighborhoods and

“Whereas, the Baseline Mansionization Ordinance was found to be too lenient and

“Whereas, overbuilt single family homes reduce permeable land across the city and reduce community flood resilience and “Whereas, developers exploited the loopholes and

“Whereas, in 2017, the City Council revised the Baseline Mansionization Ordinance

allowing neighborhoods to tighten FARs, reduce height, and create design guidelines and

“Whereas, in 2019, SB 330 (Housing Crisis Act) was adopted by the State Legislature that removed authority at the local level to regulate home sizes using FAR,

“Now, therefore, _____, NC/CC, a member of the Westside Regional Alliance of Councils (WRAC), supports amending SB 330 to omit the language in Section 13, Chapter 12 (BO (1) (A) (c):

““For purposes of this subparagraph, ‘less intensive use’ includes, but is not limited to, reductions to height, density, or floor area, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing.”

Sandy Brown spoke on the Westwood community being plagued by oversize homes, particularly in Holmby Westwood; she briefly explained that motion was to amend SB 330.

The motion was moved by Lisa Chapman (WWNC); however, the motion failed for lack of a second. Accordingly, no action was taken.

8. Old Business

a. 25.15. Support 25-0848 (Park); Request Expedited After-Action Reports – August 2025 (passed September 2025). **10** councils adopted: BABCNC, BCC, DRNC, NCWP,* MVCC, PalmsNC, PPCC,* SORONC, WLASNC, WWNC (*modified versions).

Position letter: https://westsidecouncils.com/wp-content/uploads/2025/08/WRAC-Letter-CF25-0848-Evac.Plans_.pdf

9. **Adjourn** – Prior to adjournment, Chair Greenberg related that she loved the congeniality and cooperation of the WRAC Board, and loves us so much. Vice-Chair Spitz thanked Chair Greenberg. Member Sann announced the Bob Baker Marionette Theater coming to the Westwood Branch Library on Sunday October 26, 2025. Earlier in the meeting, Sherwin Shamoel had wished happy birthday to Lisa Chapman; Robin Greenberg wished the same for Cathy Palmer.

The meeting adjourned at 8:17 pm.