



**Sycamore Square Neighborhood Association  
Session Meeting Minutes  
April 27, 2021**

The meeting was called to order by President Conrad Starr at 7:02 pm

Board members present included Conrad Starr, Veronica Matos, Lane M. Jonah Bliss and Joshua Kirchmer.

Guests present: Kim Paperin, Eric Shabsis, Jaime Rosenberg

Approximately 5 stakeholders were present during the meeting.

1. **Call to Order** (President)
2. **Approval of Minutes:** March, 2021. Moved by Vero M, seconded by Lane M. Approved with no objections.
3. **Public Comments on Non-Agenda Items**
  - No public comments
4. **Presentation:** Special presentation by Kim Paperin, Eric Shabis and Jaime Rosenberg regarding the TOC Development being planned on the NW corner of Wilshire and Highland. TOC is proposing the demolition of the existing two story, 36,330 square foot commercial development and the construction of a new eight story 105 foot (height), 242 unit, mixed use building. Project also includes the closing of Carling in order to create a green space in the back of the building, extending the already existing green space. The green space will be privately owned and maintained and security will be provided. Owners are beginning to have conversations with the neighbors most impacted, including LA Brea Hancock, Hancock Park and Sycamore Square. In response to stakeholder's question, the building will follow the requirements to be at LEED certification level, all appliances will be Energy Star certified, and the building will provide long and short term bicycle parking. Additional suggestions included the provision of E-bike stalls; the idea of smaller commercial spaces in order to encourage smaller business, as many of the other large commercial spaces in other new developments are still vacant; providing current tenants with an affordable option to return; providing water and emergency storage for tenants.
5. **Unfinished Business (Discussion and Possible Action)**
  - A. Board Vacancies - no action
  - B. SSNA Delegation of duties - Executive committee (President, VP and Secretary) will meet to review and update the document outlining duties for all Board members
  - C. 930 Mansfield Avenue - Sycamore Square residents Christina Fiedler, April Hammon and Jackie Barreto Fox reported on the GWNC Land Use Committee meeting, where there was a "presentation" on the development plans at 930 Mansfield. There was very limited information presented and hardly any questions were answered. The Committee decided not to approve the notion to support the development, but invited the representative to return to provide a proper presentation on the development.

Some are questioning the development as many of the new developments along Wilshire have many vacancies. The demolition of the original building took place without following any proper City procedures. This is a dangerous precedent of not following procedures and not soliciting community input. There is a need for a coordinated, strong voice from the neighbors - this is a great opportunity for residents to get involved to preserve the qualities that make Sycamore Square livable.

- D. Traffic Mitigation funds - No follow-up
  - E. All Season Brewing Co (Firestone Building) - Vero M reported on the meeting with the Manager of the All Season Brewing. Generally a very positive meeting, in which SSNA Board members received an update on the opening of the locale and how the operations are meeting the requests from the SSNA. Currently, ASB has several restrictions as far as occupancy and operations as part of the City's COVID precautions.
6. **Officer and Committee Reports** - Discussion regarding the new leadership needs of the SSNA. Given the responsibilities as newly elected GWNC President, Conrad S is planning to step down as President of SSNA. As he is still the Sycamore Square representative at the GWNC, Conrad is willing to volunteer for duties as webmaster or doing committee work.
7. **Community Reports**
- A. Greater Wilshire Neighborhood Council - none
  - B. Community-police Advisory Board - none
  - C. Other community reports - none
8. **New Business**
- A. Board leadership changes - Continued discussion from Officer's Reports regarding SSNA leadership changes and needs. As new GWNC President, Conrad S expressed the need to wrap up the issue of leadership succession at SSNA. Conrad expressed the need to find a new President from within or from outside the current Board make-up. He fears the danger of losing the presence of the SSNA and letting the connectivity it has created in the neighborhood dissolve. **There was a proposal to table the discussion and schedule a special meeting to discuss the leadership and the future of the SSNA.**
  - B. Updating board and mission statement (Lane M) - tabled.
  - C. "Save Sycamore Square" regarding neighborhood development - Lane M introduced the idea of SSS in response to the increase in developments in the area and the need to make the neighborhood stronger in order to protect the nature of Sycamore Square. This is one of the reasons why she wants the Board to discuss the idea of updating the mission statement to ensure that it provides better guidance and direction to the SSNA.
  - D. 5100 Wilshire - The management has been making illegal AirBnB type bookings and is operating as a quasi hotel in order to fill up vacancies. Follow-up at the next meeting from Jonah B.
9. **Board Comments & Announcements**
- A. San Vicente bike lanes report (Jonah B) - tabled.
10. **Scheduling of May 2021 Meeting:** meeting for May was not scheduled.
12. **Adjournment:** Meeting was adjourned at 9:15 pm