



WINNETKA NEIGHBORHOOD COUNCIL

c/o Winnetka Convention Center
 20122 Vanowen St., Winnetka, CA 91306
WinnetkaNC.com @WinnetkaNC
 Board@WinnetkaNC.com



President	Vice-President	Secretary	Treasurer	Parliamentarian
Eric Lewis	Erick Lace	John Poer	JJ Popowich	Trevor Owen
Board Members				
Steven Fuhrman	Victor Lerma	Kathleen Pelaez	Carlos Perez	Tess Reyes-Dunn
Bettie Ross-Blumer	Craig Ruggless	Tom Sattler	David Uebersax	Vacant (Youth Rep)

REGULAR GENERAL MEETING MINUTES

Tuesday, December 08, 2015, 6:30 PM

Winnetka Convention Center, 20122 Vanowen St., Winnetka, CA 91306
 (Located next to Winnetka Bowl, ground floor of hotel)

The Winnetka Neighborhood Council holds its regular meetings on the second Tuesday of every month and may also call any additional required special meetings in accordance with its Bylaws and the Brown Act. The agenda for a regular or special meeting is posted for public review within Winnetka, 91306, at the following location: **Winnetka Recreation Center**, 8401 Winnetka Ave.

The public may comment on a specific item listed on this agenda when the Board considers that item. When the Board considers the agenda item entitled "Public Comments," the public has the right to comment on any matter that is not specifically listed on this agenda yet is within the Board's jurisdiction. The public is requested to fill out a "Speaker Card" to address the Board on any agenda item before the Board takes an action. The Speaker Card ensures that each speaker's name is complete and correct in the meeting's Minutes. Public Comment is limited to 3 minutes per speaker, but the Board has the discretion to modify the amount of time for any speaker. Before a Board vote on any item, any member of the public who has not filled out a Speaker Card will be accorded 1 minute to make a statement. This period will last no longer than 5 minutes total.

1. Meet & Greet and Refreshments. 6:38PM
2. Convene Meeting, Pledge of Allegiance **Officer Maldonado (LAPD)**
3. Board Member Roll-Call, Introductions, Meeting Rules & Announcements

of Guests 7

Board Member	Jun 9	Jun 23	Jul 14	Aug 11	Sep 8	Oct 13	Nov 10	Dec 8	Jan 12	Feb 9
Steven Fuhrman	X	X	X	AE	X	X	A	X		
Erick Lace	X	X	A	X	X	X	X	X		
Madison Lamoreaux	A	A	Res							
Victor Lerma	X	X	X	X	X	X	X	X		
Eric Lewis	X	X	X	X	X	X	X	X		
Mary Ellen Moreno	A	Res								
Trevor Owen	A	X	A	X	x	X	X	X		
Kathleen Pelaez	A	X	X	X	X	X	AE	X		

John Poer	X	X	X	X	X	X	X	X		
JJ Popowich	X	X	X	X	X	X	X	X		
Carlos Perez			X	X	X	A	X	X		
Tess Reyes-Dunn	A	A	X	X	X	X	X	AE		
Bettie Ross-Blumer	AE	X	X	X	A	AE	X	AE		
Craig Ruggless			X	X	X	X	A	A		
Tom Sattler	X	AE	X	X	AE	X	X	X		
David Uebersax	X	A	A	X	X	X	X	X		
Vacant (Youth)										
Total	8	9		13	12	12	11	8		

4. Government Representative Updates:

- **Officer Maldonado (LAPD)** –(818-731-2569) (818-756-3079) 23639@lapd.at.lacity.org
 - GTA – Many Grand Theft Auto. Kids, back on street immediately because of Prop 44.
 - Extra patrols in shopping centers.
 - Call 877 Ask LAPD for NON Emergency calls.
 - Call 911 for crime in progress.
 - If you see something, say something.
 - Grand Theft Auto (G.T.A.)- Auto break-ins and burglaries increase at this time of the year. Thieves get arrested and released because of Prop 44. Doubts if they go to prison. Thieves stake out malls and watch for packages left in trunks. There is increased surveillance and patrols around malls and shopping areas.
 - “Hide it. Lock it. Keep it.” Reminder. Best to go home with packages then continue shopping rather than leave it in car.
 -
- **Jenny Portillo** – CD 3 Office
 - Councilmember Blumenfield did a presentation to remind people to be careful shopping, don't leave stuff in cars.
 - Councilman Blumenfield welcomed the entrance of both AT&T's GigaPower and Google Fiber to the L.A. marketplace on December 8. The announcements this week by AT&T and Google build on Blumenfield's legislative efforts, including the CityLinkLA RFP, to which respondents are currently being evaluated, with a winning bidder or bidders expected to be announced early next year. AT&T is pushing for faster internet and gigabyte speed.
 - Thank you to the folks who came out for the holiday party and brought toys for the toy drive. There are many toys for the kids at the office.
 - Department of Sanitation will pick up Christmas trees. You can go to MyLA311 or call 311 for pick up. Tweet or go on line to get info to others.
 - The fire stations have sand bags for El Niño preparations.
 - Last Friday Jenny attended a summit on homelessness and the city is planning on doing their annual count to have a picture of the real numbers of homeless. She would like to hold a small forum so others can know what type of services are provided by the different departments like the Rescue Mission, County of Mental Health,

Department of Sanitation etc. Homeless stay in area's that they know for their protection. 20-30 homeless were living in a shed behind 7-II. There are no shelters nearby. The closest is San Fernando Rescue Mission and North Hollywood.

- The last week of January from 7p to 12p is the count for vehicles, RV's, homeless in parks and other places to find out who needs services. Andrew Pennington - We need to know who and where they are. We need help to count and locate. We are partnering with HUD and others industrial users with land to help homeless. Need to think of different alternatives.
- Most homeless stay near where they feel "at home", not really from far away.
- Not nearly enough affordable housing or shelters.
- Councilmember is pressuring Council to move forward on these problem.
- (Fuhrman) He had heard that there is legislation in the works, which would raise taxes on home sales to provide funds for homeless shelters and asked if this was true.
- (Pennington) – Nothing at this time.
- (Officer Maldonado) – Spoke at the summit about the homeless. There is several million's allocated to help. You may have warrant provided by the City Attorney if they are obstructing the path but homelessness is not against the law. Their goods can be confiscated. Please notify the department if they start to encamp. Many do not want to go to shelter and follow the rules of no drinking etc.
- (Andrew Pennington) – The state will match funding. Cost efficient housing is the first main issue to help the homeless. They can clean up and jobs will follow.
- (Uebersax) – "Housing First" Such as Utah communities provide some facilities, get matching from county, city. More success if you get people into HOUSING first. Once they have housing there is less crime, illness, etc.
- LANCC also getting VA support for those eligible. Says funding is not being utilized properly.
- (Pennington) – The city is planning for El Niño. Visiting the encampments in the washes for the homeless takes time away from the LAPD. Homeless living in washes do not heed the warning in case of El Niño. This will create a huge problem.
 - (Popowich) - People in community no longer care about the guy next door. We need to listen. It's best to find vacant area and provide economic development.
 - (Pennington) - I agree with your point. People do not want change. There is a concern about homeless and taller building.
 - (Popowich) - Now it's my way or no way. 5 years ago things were different. Society has changed.
 - (Pennington) - It's hard to bring people out to start conversation. It's a step in the right direction to start conversation. Neighborhood council is a good place to start.
- (Popowich) -- Why can't we use some of the unused commercial space for homeless housing?
 - (Pennington) - Land use requested and zone changes should provide help to city. Biggest problem is homelessness. A lot of "hurdles" to be overcome: zoning, taxes, etc.
- (Fuhrman) – What about using the Reseda Theater. What happened to the renovation? City owned land could serve homeless?
 - (Pennington) - The original developer didn't finish the preparation and paperwork. City has 5 years to get rid of it and it is in disrepair. There are liability issues.
 - (Popowich) - The building is doing great to still be standing
- (Pennington) – City may declare a state of emergency due to homeless. Parking lots may be open to help the homeless problem.
- (Poer) – Suggested using the upper levels of industrial buildings under the recent plan to combine industrial spaces with housing to provide affordable housing for homeless.
- (Katchen): (howard@empowerla.com) Independent Elections Administrator (I.E.A.) Sherman Oaks NC – Treasurer –Budget advocate. Independent election administrator of all of region 3 (NC's in West Valley) Howard Katchen – (from the S.O. NC, Treasurer and budget advocate. He is currently serving as election administrator).
 - DONE is going to ask for a "marketing plan" for elections this year.
 - Central question: Who is the target market. Who do you want to reach out to?
 - Who on committees may be interested in serving?
 - Who can help financially?
 - Primary idea is to increase voter numbers over last election.
 - 12/1/2015 Online Voting Registration Begins – portal: (<http://empowerla.org/vrp/>)
 - 1/3/2016 Candidate Registration Begins
 - 2/17/2016 Candidate Registration Closes
 - 2/27/2015 Candidate Challenge Period Ends

- 3/2/2016 Last Date for Candidate Withdrawal
 - 3/3/2016 Candidates Certified
 - 3/27/2016 Online Voting Begins
 - 4/10/2016 Online Voting Registration Closes
 - 4/17/2016 Election Day
 - 4/22/2016 Election Challenge
 - 4/22/2016 Election Certified
- (Lewis) -- Are we stuck with SUNDAY as election day? Turnout on Sundays is very poor. Turnout on Saturdays was good.
 - (Katchen): YES, cannot be changed. Protest noted.
 - Empower LA picks weeks and days.
 - (Popowich) – We have no funds to promote election, put out newsletter, etc. Not willing to take time off to do city work. DONE's solution is for me to come to office and work it out. He does not have card. It took 4 or 5 months to have rep show up with the card. He has till the 11th with the bank. He can't take the time out from work to go down there.
 - (Katchen) - There needs to be a division of labor between the Treasurer and Assistant Treasurer.
 - (Popowich) – Indicates intention to resign during the current meeting.
5. [OMITTED]
6. **Public Comments:** NONE
7. **President's Report** (Lewis)
- Wishing "Happy Holidays"
 - 2016 NC Elections
 - Has sent protest reelection date/day to EmpowerLA.
 - (Lewis) did Ethics training last night, went through roster to let know who needs to take the training. Once expired a board member cannot vote on financial matters. Go to empowerla.org to take the training and test.
8. **Vice-President's Report** (Lace)
- Need to be OUT of this room by 10:00pm.
 - Space and time clarified with manager.
 - The 2nd, 3rd and 4th Tuesday meetings will be held here otherwise it will shift to Limerick school.
 - We need to be out of this meeting by 10:00 sharp and cannot keep the custodian waiting.
 - Checks sent to schools worked out.

NEW & RETURNING AGENDA ITEMS

Discussion and board action is possible on the following agenda items.

9. [TABLED] Discussion and possible action regarding reviewing and reporting to DONE how well the WNC achieved its goals from the previous Strategic Plan and Budget. (Lewis)[8 min]
- **MOTION:** The WNC shall submit a self-assessment form for year 2014-2015 to DONE re previous goals from the previous Strategic Plan and Budget as outlined by President Lewis.
10. [TABLED] Presentation of information on Council File: 13-1493-S1 relative to Street Vending / Special Sidewalk Vending District Program was adopted by the City Council on December 10, 2013. The ordinance is relative to amending section 41.59 of the Los Angeles Municipal code to revise the prohibition of street vending, specifically speaking to the selling of tickets.
- Discussion and possible action on providing a CIS (Community Impact Statement) on: Council File: 13-1493-S2 is pending in the Arts, Parks, and River Committee and Economic Development Committee. This motion instructs the Department of Recreation and Parks to work with the CLA on the citywide effort to address the regulation of street vending, and to develop a compatible permit process for vending in City parks and recreational facilities. Additionally, it's instructing the Department of Recreation and Parks to engage in public outreach and education to inform the community of any changes to City law in regards to vending at City parks and recreational facilities. (Lewis/Poer) [15 min]
11. Discussion and possible action on providing a CIS (Community Impact Statement) on: Council File: 15-1138-S1 relative to declaring a State of Emergency and providing emergency shelter and housing to the homeless was heard in a joint Homelessness and Poverty and Housing Committee on October 14, 2015. The joint committee voted to approve

recommendations to instruct the City Attorney to provide a report, or prepare and present a draft ordinance. The joint committee also instructed the Chief Legislative Analyst (CLA) to prepare and present a resolution to effectuate the State of Emergency, as needed. Additionally, the committee instructed the City's Planning Department, and Department of Building and Safety to prepare and present a report with draft ordinance language, to implement the intent of the motion. The joint committee's recommendations and instructions are contingent upon the City Council approving and directing the involved departments to move forward with the requests. The matter has moved out of both committees and is scheduled to go before the full City Council for deliberations, further instructions, or approval.

- There are 3 sub files to this CF#, 15-1138-S1, 15-1138-S2 and 15-1138-S3. All three sub files are similar. However, sub council file # 15-1138-S1 is authorizing and instructing the Controller to create a new account in the Unappropriated Balance (UB) entitled Serving and Housing LA's Homeless. Additionally, it's instructing the City Administrative Officer (CAO) and the Chief Legislative Analyst (CLA) to develop and report to the Council a multi-year spending plan to reduce homeless in the City of Los Angeles by using a number of funding sources.
 - A motion on this item would be to approve/disapprove support of 15-1138-S1. (Lewis/Poer) [15 minutes]
 - **MOTION:** To file a CIS re 15-1138-S1 "Serving and Housing LAs Homeless / New Account"
 - Motion by: LACE Second: Uebersax
- APPROVED: Unanimous - Yes 10, No 0, Absent 4** **WNC-2015-120815-05**

12. Discussion and possible action regarding the property located at 20500 Nordhoff Ave., Chatsworth, CA regarding the owner's request for a variance(s) to allow for an assisted living facility. (Case #: ZA-2015-2412-ZV & ENV-2015-2413-EAF). (Popowich)
13. (Popowich) - Quite a few stakeholders knew about the meeting tonight and didn't come. Most were against the project the last time it was presented; asked owner's to make a short recap since there had been prior discussion.
 - **Christian Robert: Architect** gave a description of the proposed project. Dominic Hong gave some further descriptions and stated that the company wishes to remain as transparent as possible.
 - The northern staircase is for maintenance on the roof with a locked gate. There will be locks on all doors to keep residents inside the building. Each floor has a dining room. There is also a library and bingo room. Residents are allowed access to outside grounds behind walled in area.
 - Plan to convert office building to 70 bed memory care unit. Adding two story addition to SOUTH side of building. Parking exceeds requirements. Setback is 42 feet, required is 25 feet.
 - Asking for Variance to MR2. General plan says "Light Industrial"
 - (Nicole Waldman – Land use attorney) Asking a Zoning variance to MR2 from Light Industrial. Use Variance can't be changed by the owner. Building is currently vacant.
 - (Hong) Two story configuration is better for the intended purpose.
 - (Pennington) If a general plan change was requested. City doesn't want to LOSE industrial and commercial space.
 - (Robert) --Proposing 8ft tall ficus hedge on South side of property.
 - (Kashani) – asked the developer to plan two story building. Some dementia patients need to be separated from other, more functional patients.
 - Best floor plan to provide quality of life.
 - (Popowich) Neighbors concerned about "line of sight" because building will be closer to them than before.
 - (Perez) can you build on North side?
 - Covenants in place won't permit.
 - Would require another Variance to build closer to street. Setbacks.
 - (Lewis) – Are owners ok with "ficus" hedge?
 - (Lerma) – How many employees? (Kashani) Residents don't have cars. Staff will use about half of the 30 spaces. 3 shifts will mean very low traffic. 18 more spaces than required.
 - (Fuhrman) – CCNRs say building can't build walls closer than 25 feet to street? Can't some of the construction be in the front? Can they build up to the 25 foot setback? (Ans) Need room to have interior well for light.
 - (Pelaez) What is max/min resident to staff ratio?
 - (Kashani)6 to 7 residents to one caregiver.

- (Pennington) – Zoning commission has approved the variance, but has put it on hold so discussion can continue.
- (Poer) Asked the developers if they could include a “garden” area between the south side of the building and the parking lot so that view of building from neighboring homes would appear less commercial.

MOTION: The Winnetka NC (“WNC”) and Alon Abady, Nordhoff 26, LLC. (“Developer”) enter into a formal agreement the Developer accepts and agrees to abide by the terms of the resolution listed below:

1. The WNC agrees to the request to change the zoning variance from Commercial Office zoning to Eldercare zoning facility.
2. The Developer agrees to restrict usage to an assisted living memory care unit. Any other usage is strictly prohibited.
3. The Developer agrees to place a row of non-invasive trees along the wall separating the south side of the property line to block the view of the building from the houses along the south side of the property. The Developer agrees to ensure these trees will be low impact in terms of debris to the houses on Gresham St.
4. The Developer agrees to repair any damage to the adjoining houses, property, pools, walls, landscaping that is caused by the construction of this property.
5. The Developer agrees to modify the windows along the south side of the building to limit the visibility into the adjoining lots. The windows 5ft. by 2.5ft. wide.
6. The Developer will agree to add additional landscaping by replacing parking spots 3-17 adjacent to the wall along the south side of the property.
7. The Developer agrees to landscape the south side wall of the structure with either espalier or vines.

The Developer hereby agrees to notify the WNC PLUM Committee of any material changes to the agreed upon plan, as described in the resolution above, at least 60 days prior to any construction or work being carried out to implement said changes. Furthermore the Developer agrees that any material changes (including those required by the City or State) must be discussed in an open, Brown Act compliant meeting, and must be accepted by the WNC Board prior to any work being completed.

Furthermore the Developer agrees to provide monthly status reports to the WNC PLUM Committee. Status reports may be provided either orally at the meeting, or in writing. Any reports submitted in writing must be delivered to the WNC via email, in PDF format, at least 10 business days before the meeting.

MOTION:

Motion by: Uebersax

Second: Lace

APPROVED: Yes 7, No 4, Abstain 0

WNC-2015-120815-01

Board Member	Yes	No	Abstain	Recused	Absent	Ineligible
Fuhrman, Steven	X					
Lace, Erick	X					
Lerma, Victor	X					
Lewis, Eric		X				
Owen, Trevor	X					
Pelaez, Kathleen	X					
Perez, Carlos		X				
Poer, John	X					
Popowich, JJ	X					
Reyes-Dunn, Tess					X	
Ross-Blumer, Bettie					X	
Ruggless, Craig					X	
Sattler, Tom		X				
Uebersax, David		X				
Vacant, Youth						
Total	7	4			3	

14. Discussion and possible action to elect a new WNC Treasurer and/or Assistant Treasurer. (Lewis)
- JJ. Popowich resigning as of 12/31/2015. Cannot deal with DONE during business hours and cannot take time off of work. Position requires someone who can take time to go downtown during weekday business hours. Uebersax will stay as assistant treasurer and attempt to work with DONE to transfer signature and card to his name but cannot take position as Treasurer. He will attempt to deal with DONE to transfer signature and card to his name. His schedule is unpredictable at this time.

FINANCIAL CONSENT CALENDAR

Any items not agreed to shall be moved to the end of the agenda for further consideration.

15. Discussion and possible action regarding payment of invoice from Moore Business Results:
- 12/01/2015 (#WNC 2015 1201) in the amount of \$248.53.
16. [OMITTED]
17. **MOTION:** Motion to approve all items within the Financial Consent Calendar: “The Winnetka NC Board hereby approves all items contained in the Consent Calendar for December, 2015” (Popowich)
 Motion by: Lace Second: Owen
APPROVED: Yes 8, No 0, Absent 4, Ineligible 2

WNC-2015-120815-02

Board Member	Yes	No	Abstain	Recused	Absent	Ineligible
Fuhrman, Steven	X					
Lace, Erick	X					
Lerma, Victor						X
Lewis, Eric	X					
Owen, Trevor	X					
Pelaez, Kathleen	X					
Perez, Carlos					a	
Poer, John	X					
Popowich, JJ						X
Reyes-Dunn, Tess					a	
Ross-Blumer, Bettie					a	
Ruggless, Craig					a	
Sattler, Tom	X					
Uebersax, David	X					
Vacant, Youth						
Total	8				4	2

REGULAR COMMITTEE REPORTS & MOTIONS

Discussion and board action is possible on the following Winnetka NC Committee reports.

18. **Planning & Land Use Management Committee Report** (Popowich)
- PLUM Cmte meetings: 3- Tue of each month, 7:00PM, Winnetka Convention Center.
 - No meeting in November.
 - No Meeting in December.
 - One item for January re a alcohol permit for CVS.
19. **Public Safety Committee Report** (Pelaez)
- PS Cmte meetings: 3- Thurs. of each month, 7:00PM, Limerick Avenue Elementary School, 8530 Limerick Ave.
 - Discussion and possible action regarding working with the American Red Cross to conduct another Blood Drive in December. (Pelaez) [6 min]
 - There wasn't time to organize the Blood Drive for this month.

Perez, Carlos					a	
Poer, John	X					
Popowich, JJ						X
Reyes-Dunn, Tess					a	
Ross-Blumer, Bettie					a	
Ruggless, Craig					a	
Sattler, Tom	X					
Uebersax, David	X					
Vacant, Youth						
Total	8				4	2

- 26. [OMITTED]
- 27. [OMITTED]
- 28. [OMITTED]
- 29. [OMITTED]
- 30. [OMITTED]
- 31. [OMITTED]
- 32. Valley Alliance of Neighborhood Councils (VANC) Representatives (Lewis)
 - VANC meetings: 2nd Thurs. of each month, 6:30PM, Sherman Oaks Hospital, 1st fl. Conference rm.
 - VANC Representative from WNC needed.
- 33. Good of the Order
 - Buy Ink for Secretary
- 34. Future Agenda Items & other Calendar Events
- 35. Adjournment Time: 9:47pm

Members of the public may request and receive, without undue delay, copies of any documents that are distributed to the Board, unless there is a specific exemption under the Public Records Act that prevents the disclosure of the record. (Govt. Code § 54957.5)

The Winnetka Neighborhood Council complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability. Upon request, the Winnetka Neighborhood Council will provide reasonable accommodations 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 the availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Neighborhood Council Secretary at 818-341-6256, or please send an e-mail that states the accommodations that you are requesting to secretary@winnetkanc.com.

SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE NOTIFICAR A LA OFICINA 3 Dias de trabajo (72 horas) ANTES DEL EVENTO. SI NECESITA AYUDA CON ESTA AGENDA, POR FAVOR LLAME A NUESTRA OFICINA AL (310) 562-3268.

PROCESS FOR RECONSIDERATION

The Board may reconsider and amend its action on items listed on the agenda if that reconsideration takes place immediately following the original action or at the next regular meeting. The Board, on either of these two days, shall: (1) Make a Motion for Reconsideration and, if approved, (2) hear the matter and Take an Action.

If the motion to reconsider an action is to be scheduled at the meeting following the original action, then two items shall be placed on the agenda for that meeting: (1) A Motion for Reconsideration on the described matter and (2) a {Proposed} Action should the motion to reconsider be approved. A Board member who has previously voted on the prevailing side of the original action taken can only make a motion for reconsideration.

If a motion for reconsideration is not made on the date the action was taken, then a Board member on the prevailing side of the action must submit a memorandum to the Secretary identifying the matter to be reconsidered and a brief description of the reason(s) for requesting reconsideration at the next regular meeting. The aforesaid shall all be in compliance with the Brown Act.

PROCESS FOR FILING A GRIEVANCE

Any grievance by a Stakeholder must be submitted in writing to the Secretary of the Board of Directors. The Secretary shall then within no more than 30 days refer the matter to an ad-hoc grievance panel comprised of 3 Stakeholders who are randomly selected by the Council Secretary from a list of Stakeholders who have previously expressed an interest in serving from time to time on such a grievance panel. The Secretary will coordinate a time and a place, not to exceed 10 days, for the panel to meet with the person(s) submitting a grievance and to discuss ways in which the dispute may be resolved.

Thereafter, a panel member shall promptly prepare a written report to be forwarded by the Secretary to the Board to be heard at the next board meeting outlining the panel's collective recommendations for resolving the grievance. The Board of Directors may receive a copy of the panel's report and recommendations prior to any meeting by the Board, but the matter shall not be discussed among the Board members until the matter is heard at the next regular meeting of the Board pursuant to the Ralph M. Brown Act.

This formal grievance process is not intended to apply to Stakeholders who simply disagree with a position or action taken by the Board at one of its meetings. Those grievances can be aired at the Board meetings. This grievance process is intended to address matters involving procedural disputes, e.g., the Board's failure to comply with the Board's Rules or Bylaws, or its failure to comply with the City's Charter, the Plan, local ordinances, state law, and/or federal law.

In the event that a grievance cannot be resolved through this grievance process, the complainant has the right to appeal the matter to the Department of Neighborhood Empowerment for consideration or dispute resolution.