



Governing Board
President, Elvina Beck
Vice-President, Daniel Perez
Secretary, vacant
Treasurer, Nyesha Brown-Love
Board members Charles J. Taylor, Sunshine
Parenago, Shani Carter Mckinney, Michael Healy

200 N. Spring Street
Los Angeles, CA 90012

Email: elvina@chnc.org
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GENERAL BOARD MEETING AGENDA

MONDAY, August 28, 2023 / 6:00 pm

6501 Fountain Avenue Los Angeles, CA 90028
Via Zoom: <https://us02web.zoom.us/j/81301075493>
Via phone: (669) 900-6833 / Meeting ID: 813 0107 5493
[Link to supporting documents](#)

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Secretaria o por correo electrónico elvina@chnc.org para avisar al Concejo Vecinal.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS 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.

The Neighborhood Council system enables meaningful 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 stakeholder volunteers who are devoted to the mission of improving our communities.

I. CALL TO ORDER

II. ROLL CALL: Call of the roll and certification of a quorum

- (1) Elvina Beck
- (2) Daniel A. Perez
- (3) Charles Taylor
- (4) Nyesha Love
- (5) Shani Carter McKinney
- (6) Michael Healy
- (7) Sunshine Parenago

III. CONSENT CALENDAR

1. Approval of meeting minutes from July 24 General Board Meeting
2. Approval of resignation from the Board by Nicole àBeckett and Trevor Reed
3. Approval the May, June, and July 2023 MERs
4. Approval of the 2023-2024 Administrative Packet, including 2023-2024 annual budget

IV. SPECIAL ORDERS

1. Discussion and possible action to fill up to two (2) vacancies on the Board pursuant to Article V, section 6 of the CHNC Bylaws. The current Seats that are vacant on the Board are the At Large seats and the term for these seats expires in 2025. Persons interested in applying for a seat on the Board

should contact the Board President Elvina Beck at elvina@chnc.org or on the contact form at CHNC.org. Candidates will be asked to [submit an application in writing online or in person](#) before the start of the General Board Meeting. Members of the public may review Candidate Applications that were submitted at the Board Meeting.

VACANCY APPOINTMENT PROCESS:

- Public comment on this item
- Each candidate will have a 2 minute presentation.
- CHNC Board has the option to present same questions to all candidates to equally respond in one minute.
- Each Board Member will vote for up to 1 candidate.
- One candidate with the majority of votes will be the new CHNC Board Member(s).
- One new CHNC Board Member will be seated and will take oath.

V. ELECTED OFFICES/DEPARTMENTS/ORGANIZATION ANNOUNCEMENTS

1. CD13 Councilmember Hugo Soto-Martinez shall present on local issues including but not limited to homelessness, public safety and the Heart of Hollywood. Q&A to follow.

VI. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

VII. BOARD REPORTS

1. President/Chair
2. Vice President/Vice Chair
3. Secretary
4. Treasurer

VIII. COMMITTEE REPORTS

1. No reports from Budget & Finance / Outreach / Public Safety / Homelessness / Beautification / Legislative Action
2. Planning and Land Use

- i. **Project Address:** 956 Seward Street, Los Angeles, CA
936 - 962 North Seward Street and 949 - 959 North Hudson Avenue, Los Angeles, CA 90038
Assessor Parcel Numbers (“APNs”), 5533-023-001, -002, -003, -017, -018, and -0276 **Zone:**
The current status of the Site is legally non-compliant, insofar as the General Plan designation and zoning are inconsistent, which is not allowed by state law. The Site’s current General Plan Designation is Limited Manufacturing. The Site’s current Zoning is MR1-1 on the western parcels and R3-1 on the eastern parcels. The adoption of the HCPU will change the land use designation to Limited Industrial and zoning to (Q)M1-2D. **Case No.:** CPC-2023-5532-ZC-HD-CU-SPR-WDI **Planner:** Not yet assigned **Project Description:** The Project would demolish an existing film storage building and its associated parking lot and construct a 7-story, 168,194-sf storage building, of which, 44,746 sf (FAR of 0.79:1) would be dedicated to temperature-controlled film and media storage. The Project would have an FAR of 3:1. **Requested License/Entitlements:** Site Plan Review Conditional Use Permit - for storage buildings for household goods in the M1 zone that are 500 feet or less from a R zone. Zone Change in Lieu of, or Simply Ahead of, HCPU Adoption – The redevelopment of the Site is contingent on a change of Site zoning. That rezoning would be achieved by the adoption of the HCPU, the timing of which is unknown. We submitted our application requesting a Zone Change, which would fix the illegal zoning of the Site and mimic what the HCPU will achieve. If the HCPU is adopted prior to entitlement approval, the Zone Change entitlement will be abandoned and the project will continue on with the Site Plan Review and Conditional Use Permit approvals only. **Applicant:** Baranof Holdings Land Development LLC **Company:** Baranof Holdings **Representative:** Andrew Brady, DLA Piper LLP

IX. NEW BUSINESS

X. COMMENTS by Board Members

ADJOURNMENT

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:

6501 Fountain Avenue Los Angeles, CA 90028 or CHNC.ORG or 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 CHNC.ORG or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact elvina@chnc.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 CHNC.ORG