



CENTRAL HOLLYWOOD NEIGHBORHOOD COUNCIL

GENERAL BOARD MEETING AGENDA

MONDAY, June 26, 2023 / 6:00 pm

Via Zoom: <https://us02web.zoom.us/j/81301075493>

Via phone: (669) 900-6833 /Meeting ID: 813 0107 5493

[Link to supporting documents](#)

ANY ITEM ON THIS AGENDA IS SUBJECT TO ACTION, INCLUDING A MOTION AND VOTE AND COMMUNITY IMPACT STATEMENT SUBMISSION.

A. CALL TO ORDER

B. ROLL CALL

Elvina Beck		
Ferris Wehbe		
Louis Abramson		
Alex Massach		
Daniel A. Perez		
Nicole àBeckett		
Charles Taylor		
Trevor Reed		
Nyesha Love		

C. REPORT / COMMENTS from Government representatives in attend

D. CONSENT CALENDAR:

1. [Approval of 5/23/22 Board Meeting & Special Meeting minutes](#)
2. [Approval of the May 2022 MERs](#)
3. The CHNC approves the 2023-2024 administrative packet
4. The CHNC approves \$1,000 to support the Hollywood National Night event

E. GENERAL PUBLIC Comment on NON- Agenda items:

Public comment may be submitted by:

1. Emailing elvina@chnc.org
2. Clicking the 'raise hand' button via Zoom during the period allotted for public comment
3. Dialing *9 (if joining the meeting via telephone) during the period allotted for public comment.

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. Each speaker shall be limited to 2 minutes.

F. PRESENTATIONS, MOTIONS & RESOLUTIONS:

1. Short presentation by City of LA COVID-19 Pandemic Reflections Initiative Community Engagement Team Member Noah M. Choudhury of See Change Institute, an LA-based research firm that is collaborating with the City of LA to solicit feedback from Angelenos about the possibility of creating a COVID-19 Memorial in our city.



CENTRAL HOLLYWOOD NEIGHBORHOOD COUNCIL

G. BOARD REPORTS, including Discussion and possible action items, if listed.

1. **President, Elvina Beck**
 - a. Pride Village CHNC booth update and showcasing new T-shirts, stickers and tote bags.
 - b. Metro Regional Connector Opening Ceremony for A & E Lines
 - c. Karen Bass speaks at Hollywood Chamber on 6/6
2. **Vice-President, Ferris Wehbe**
3. **Secretary, Trevor Reed**
4. **Treasurer, Daniel Perez (Second Signer: Elvina Beck)**
 - a. Budget Advocates update

H. COMMITTEE REPORTS, including Discussion and possible action items, if listed.

1. **Safety Committee:** Nicole àBeckett, Charles Taylor
2. **Budget and Finance Committee:** Daniel Perez, Elvina Beck
3. **Outreach Committee:** Louis Abramson, Nicole àBeckett
 - a. View a sample of stuffed CHNC tote bag
 - b. Review draft of Thank You Letter to our 2023 election candidates
 - c. Discuss method of distributing totes to our candidates
 - d. Review Letter of Appreciation to the family of Mark Jarmis
 - e. Allocate funds to create a CHNC gift basket in honor of Mark's passing
4. **Homelessness Committee:** Louis Abramson, Nyesha Love
 - a. Discussion of [trends among seniors experiencing homelessness](#) identified in a recent [UC study](#) and their bearing on homelessness in Hollywood. (10 minutes)
5. **Beautification Committee:** Daniel Perez, Trevor Reed
6. **Legislative Action Committee:** Elvina Beck
 - a. Motion to support [Council File: 23-0655](#) to investigate and report on whether human trafficking, kidnapping, or any other crime was committed on or before June 14th, 2023 when Governor Greg Abbott of Texas sent 42 migrants from McAllen. Texas to Los Angeles, California.
 - b. Motion to write a letter of opposition to be included in [Council File 22-1544](#) for their report on the ceasing of City Council and all city department's "daily automobile travel to meetings to the extent possible and that all meetings going forward be accomplished via video conferencing, including Council committees, City commissions, and other meetings"
 - c. Motion to support [Council File: 13-1493-S16](#) to create a new Provisional Sidewalk Vending Permit for food street vendors who are currently waiting to apply for their County of Los Angeles Health Department permit due to SB972, including additional recommendations for easing the administrative burden on vendors, the length of time of the provisional permit



CENTRAL HOLLYWOOD NEIGHBORHOOD COUNCIL

may be needed, potential costs, and any legal analysis the City should consider

7. **Entertainment Industry Committee:** Alex Massachi
8. **PLUM Committee:** Alex Massachi, Trevor Reed

Project Address: 1000 and 1006 North Seward Street; 1003, 1007, and 1013 North Hudson Avenue; and 6565 West Romaine St, Los Angeles, CA 90038 **Zone:** MR-1 (Restricted Industrial, Height District 1) and R3-1 (Multiple Dwelling, Height District 1) **Case No.:** ENV-2020-1239-EIR **Planner:** James Harris **Project Description:** The project is proposing a redevelopment of the property into a 9-story, mixed-use creative office building. The Project includes 136,842 square feet of office uses, 11,152 square feet of restaurant uses (of which 6,100 square feet may be used for an entertainment use on the roof level) including an on-site exterior dining area, and 2,464 square feet of ground floor retail uses.

1000 Seward is currently a surface parking lot and single story commercial. The site is located south of the Santa Monica corridor and is surrounded by a parking garage, entertainment studio space, and low-rise residential. The project rises to 155 feet, with the building's massing broken up and tiered down to 4 stories nearest our multifamily neighbors. The project's parking garage, located within 4 below-grade, 1 at-grade, and 1 above-grade levels of parking, has capacity for 310 vehicles and 58 bicycles. Construction for the project consists of demolition of the existing production studios, restaurant, and adjoining surface parking lot.

Requested License/Entitlements Pursuant to LAMC Section 11.5.6, a General Plan Amendment to amend a portion of the Project Site designated by the Hollywood Community Plan as "Medium Residential" land use designation to a "Limited Manufacturing" land use designation to match the balance of the Project Site; Pursuant to LAMC Sections 12.32-F and 12.32-Q, a Vesting Zone Change for the Project Site from "R3" and "MR1" to "M1" to allow for the office use across the entire Project Site, including the imposition of a T classification to provide relief from the Project's dedication and improvement requirements along Seward Street and Romaine Street; Pursuant to LAMC Section 12.32-F, a Height District Change for the Project Site from Height District No. 1 to Height District No. 2 with a D Limitation to allow a 4.5:1 FAR; Pursuant to LAMC Section 12.24-W.1, a Conditional Use Permit to allow the sale or dispensing for consideration of alcoholic beverages, including beer, wine, and a full-line of alcohol for consumption on the premises or off-site of the premises in the M1 Zone (for up to three suites); Pursuant to LAMC Section 16.05, a Site Plan Review for development that creates or results in an increase of 50,000 gross square feet or more nonresidential floor area; and, Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, haul route application, excavation permits, foundation permits, and building permits, and sign permits **Applicant:** Matt Cooper **Company:** 1000 Seward LLC **Representative:** Edgar Khalatian, Mayer Brown LLP

The board is seeking members of the public to participate on all CHNC committees.

Interested members may contact elvina@chnc.org or attend the meeting. Possible action by the Board includes appointments to the committees. A maximum of two members from the CHNC board can be members of each committee.

- I. **COMMENTS by Board Members** - Board members may provide a brief statement of their activities or request that an item be placed on a future agenda item



CENTRAL HOLLYWOOD NEIGHBORHOOD COUNCIL

J. ADJOURNMENT

The public is requested to fill out a "Speaker Card" to address the Board on any item of the agenda prior to the Board taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Board's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to 2 minutes per speaker, unless waived by the presiding officer of the Board. Agenda is posted for public review at the CHNC website (www.chnc.org), at main posting location as required by law: Hollywood Neighborhood City Hall, 6501 Fountain Ave.;. 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 the scheduled meeting. In addition, if you would like a copy of these non-exempt writings prior to a meeting, please contact Elvina Beck at elvina@chnc.org. 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 you wish to attend by contacting Trevor Reed at treed.chnc@gmail.com

IN CONFORMITY WITH THE SEPTEMBER 16, 2021 ENACTMENT OF CALIFORNIA ASSEMBLY BILL 361 (RIVAS) AND DUE TO CONCERNS OVER COVID-19, THE CENTRAL HOLLYWOOD NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL-IN OPTION OR INTERNET-BASED SERVICE OPTION.

AB 361 Updates -

Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

Public Posting of Agendas -

Neighborhood Council agendas are posted for public review as follows:

- (List your physical posting location here)
- www.NeighborhoodCouncilWebsite.com
- 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