



**ADOPTED CHNC BOARD MEETING MINUTES**  
**Monday, January 27, 2014**  
**Hollywood City Hall, Large Conf Room**  
**6501 Fountain Avenue (at Wilcox), Los Angeles, CA 90028**

**1. CALL TO ORDER**

Scott Campbell called the meeting to order at 6:30pm. Board members present: David Carrera, Denise DeCarlo, Laurie Goldman, Grant Linscott, Susan Sempers, Alwin Sumirat and Scott Campbell.

**2. PUBLIC COMMENT**

Nate French, representing the Center at Blessed Sacrament, discussed the services to the homeless offered by the Center, and issued an invitation to business leaders to tour the facility, on February 18, 2014 and to learn more about the Center's work to end homelessness in Hollywood. Mr. French provided flyers about the tour and lunch, scheduled for 12pm to 1:15pm, to meeting attendees.

Robert Yorgason, a stakeholder new to Hollywood and chair of the California Federation of Teachers, introduced himself and asked if CHNC has any interest in forming an Education Committee. Scott Campbell invited Mr. Yorgason to discuss his concerns with the CHNC Executive Committee.

Angie Aramayo advised that a funeral march and outreach effort will take place on February 1, 2014, at 7pm at Hollywood Blvd. and LaBrea to bring attention to federal funds being used to fund drug testing on animals at UCLA. Ms. Aramayo asked interested stakeholders to review [www.progressforscience.com](http://www.progressforscience.com).

Herb Koss advised that the Hollywood Library is now open on Sundays and thus could be used as a polling place for the March 2014 CHNC elections.

**3. REPORTS/COMMENTS FROM GOVERNMENT REPRESENTATIVES IN ATTENDANCE**

Carolyn Ramsay, candidate for Councilman Tom LaBonge's CD4 seat, which will be vacated due to term limits, discussed her qualifications, background and the concerns she has addressed while serving as Councilman LaBonge's Chief of Staff. Ms. Ramsay referred to the goals for her candidacy, noted her appreciation of the effect CHNC has had on the community, including green space created, community gardens and park space. Ms. Ramsay referred to her strong interest in entertainment industry retention and the creation of a reasonable, feasible policy regarding homelessness. At David Carrera's request, Ms. Ramsay also discussed her appreciation of charter schools. At Ms. Ramsay's invitation, a stakeholder discussed the provisions of AB 86 and commented on the bill's positive aspects.

Greg Bartz, DWP Community liaison, provided copies of the December 2013 DWP newsletter, referred to DWP billing and meter reading issues and invited stakeholders to discuss their concerns with him after the meeting. Mr. Bartz noted that the newsletter provides a month-by-month review of successes achieved by DWP in 2013. Mr. Bartz referred to the new GM, and reported that the DWP Commission now has two Board members that came out of the Neighborhood Council system. Mr. Bartz advised that a project at LaBrea and Sunset, that will make the final connection

for the Sycamore trunk line, will begin in March 2014, and discussed the project's traffic impacts. Mr. Bartz stated that another presentation to CHNC will be made in February. Laurie Goldman asked if there was information that could be included in the CHNC newsletter. Mr. Bartz stated that a press release could be prepared for publishing in the newsletter.

Scott Campbell asked if there had been any changes in the Cole Avenue Service Center. Mr. Campbell asked for information regarding the proposed wireless meter communication. Greg Bartz reported on the advantages the new smart meters will provide, which include cost savings to DWP customers.

(Taken out of order)

Yeshig Keshishian, representing Mayor Eric Garcetti, introduced himself and briefly discussed plans to meet with stakeholders to discuss what may be possible with regard to the Promise Zone. Mr. Keshishian then discussed the recent mayoral budget forum and asked for input from stakeholders to help formulate a back-to-basics agenda.

Representing 50th District Assemblyman Richard Bloom, Josh Kurpes noted that the legislature is back in session and advised that anyone who has submitted a proposal to the Sacramento office will probably be contacted within the next couple of weeks.

Barry Stone, Department of Neighborhood Empowerment, discussed election preparations, and reprised the announcement made by Independent Election Administrator Terence Gomes that the stakeholder definition has been changed. Mr. Stone will follow up to determine how many seats are up for election. Mr. Stone then responded to David Carrera's question regarding how the community basis stakeholder can vote by mail.

#### **4. TREASURER'S REPORT**

A. Review and approval of recent transactions on the purchase card and purchase card statement.

Denise DeCarlo reported that the only previously-approved expenditures that have not been paid are the \$2500 allocation to the Hollywood Recreation Center and \$500 to LAPD for purchase of a memorial paver. Ms. DeCarlo provided copies of recent purchase card transactions, and noted expenditures of \$576.20 for temp staff, meeting expenses \$410.96 and website maintenance \$183.86.

**Laurie Goldman moved to accept the US Bank statements for October, November and December 2013; seconded by David Carrera.**

**VOTE: Unanimous in favor. The motion passed.**

B. Funding Status  
Budget status, what are our remaining funds?

Denise DeCarlo advised that DONE has changed how reports are to be made (monthly instead of quarterly), noted that year-to-date CHNC has spent \$15,683.24 of the \$37,000.00 total, with and additional \$3500.00 allocated (but not spent); the remaining funds total \$17,816.76.

C. Checking Account update

Denise DeCarlo advised that DONE has not yet changed to the new checking account system and discussed the latest DONE audit of CHNC expenditures.

## **5. ITEMS FOR DISCUSSION**

### A. Promise Zone update

Laurie Goldman described President Obama's Promise Zone program, and reported that the effort spearheaded by Mayor Eric Garcetti and the Youth Policy Institute has resulted in Los Angeles being approved. Ms. Goldman stated that Central Hollywood Neighborhood Council, as a signatory to the Memorandum of Understanding with the Federal government, is entitled to participate in the benefits of the Promise Zone. This will allow priority consideration for grant applications.

### B. Budget Advocate update

Angie Aramayo summarized items from the recent Neighborhood Council Budget Advocate (NCBA) meeting minutes regarding the Pension Reform initiative, outreach from the NCBA group, irregularities in the IBEW/DWP charity fund filing, and the NCBA discussion of the recently-issued LA 2020 Report.

## **6. COMMITTEE REPORTS**

### A. Standing Committees

#### I. Planning and Land Use Management

Scott Campbell stepped down as presiding officer; Laurie Goldman identified herself as representing the developer. Denise DeCarlo took over as acting presiding officer.

- a. Dream (formerly Selma) Hotel, 6417 Selma: ZA 2013-3504, zone variances from Q conditions 1, 3, 4, and 7 of Ordinance No. 180,381 to allow increased guest rooms (182 rooms in lieu of 120), height (ten-story in lieu of nine-story), FAR (6:1 in lieu of 5.3:1), and to provide parking in conformity with ordinance 182,386 ("The Bicycle Ordinance") (65 spaces in lieu of 107 spaces), as well as to allow off-site parking via lease in lieu of covenant.

David Carrera noted this development's history, advising that the developer, a former CHNC Board member, is now requesting variances to the previously-approved zone change.

Laurie Goldman identified herself as representing the Dream Hotel developers, and provided the developers' perspective on the changes proposed. Ms. Goldman stated that, per the City Councilman, the Planning Deputy and the Planning Department General Manager, the CUP is closed, and that the variances requested are the appropriate actions to be taken. Ms. Goldman stated that the developers want to be allowed to have amplified music on the roof. Scott Campbell stated that removing the ballroom meant a less-intensified use and discussed the developers' justification for providing for 83 on-site spaces rather than the previously agreed-upon 107 on-site spaces; nine leased spaces will be provided off-site.

Michael Gonzales stated that the project's height would not increase, and discussed the additional rooms added by removing the two-store ballroom space. Denise DeCarlo asked where the additional nine spaces will be obtained; Mr. Gonzales advised that there is a short term agreement in place with Hornberg (around the corner from the subject).

Mr. Gonzales advised that a Certificate of Occupancy will not be issued until the developer provides a lease for the additional required off-site parking.

Grant King, one of the developers, introduced himself and discussed his efforts to persevere with this project despite the economic downturn. Mr. King referred to his efforts to encourage the creation of parking at the Schrader lot and to “quiet down” his project, and presented his justification for requesting amplified music on the rooftop.

Angie Aramayo’s question regarding security around the project was dismissed by Laurie Goldman, who stated that security arrangements had been vetted in 2008; Ms. Aramayo then asked if the hotel will be pet friendly, and was told by Grant King that would depend on the operator.

Denise DeCarlo asked how many employees the hotel will have; Grant King advised there will be a “couple hundred”. Ms. DeCarlo then asked about provisions for employee parking. Mr. King stated that employee parking had not yet been planned for; Ms. DeCarlo then discussed her concerns about where employees will park. Michael Gonzales stated that the current approval requires the project to provide “transportation demand management solutions, whether they be incentives for our employees to ride bus, transit, and so on” and that parking was vetted when the project was originally presented to the Planning Commission in 200. Mr. Gonzales explained that the way the project was approved created “a mini zoning code for the property” which resulted in the project being “very specifically” defined, and stated that the request for a change to the Q condition was needed to be able to implement the project. Laurie Goldman stated that the things that were set up in the approval can’t be changed and that the employee parking can’t be changed.

David Carrera stated that he could not support the PLUM Committee recommendation.

Laurie Goldman demanded as a stakeholder that David Carrera read the PLUM Committee recommendation that was printed in the agenda. That recommendation was to recommend CHNC approval of the Dream Hotel, at 6417 Selma, with the comment that a zone change is the proper method to achieve the proposed changes to the project, approve the zone variance request for the increased number of rooms, approve the change in the number of stories, approve the increase in the Floor Area Ratio, and approve the reduced parking to 65 spaces in lieu of 107, but not to approve off-site parking through lease agreement, with an added condition under the Use Variance requiring plan approval upon change of owner/operator.

**Denise DeCarlo moved to approve the PLUM Committee recommendation; seconded by Susan Sempers.**

Susan Sempers asked what efforts will be made to mitigate the noise produced by the rooftop lounge. Grant King stated he would do everything humanly possible to mitigate any noise problems, and that the community will have to trust him to so do. Laurie Goldman asked Ms. Sempers if she understood that the current approval allows for live music and dancing in the enclosed ballroom area. Ms. Goldman then stated that the rooftop will have “ambient music with stringent acoustical testing beforehand”.

David Carrera stated that the developers are asking for a lot, and should give something in return for concessions granted. Mr. Carrera advised that he felt threatened by the noise that will be generated by that rooftop operation, and that he

had asked Grant King for a concession that there be no amplified music on the rooftop. Mr. Carrera also stated that the drastic changes to the CUP proposed meant, to him, that the CUP was up for change. Mr. Carrera listed problem nightclub operations in the area where assurances had been made that there would be no problems. Mr. Carrera then reminded meeting attendees that the already-approved CUP has no expiration date, and there is a loophole already built into the plan approval trigger that negates the only remaining means of control for this development. Mr. Carrera asked the developers for some, any, concession, and stated that the proposed development does not meet the five findings for a variance. Mr. Carrera read finding #2, "If there are special circumstances applicable to the subject property, such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity"; Michael Gonzales interjected that the Q condition "which does not apply to anybody but us, so we do need...". Mr. Gonzales stated that the City of Los Angeles imposed the relevant Q condition, and stated that the City is reconsidering imposing conditions "in this very restrictive manner and is backing off from that approach". Mr. Gonzales stated that a "lazy planner...stuck a project description into a Q condition that became the law of our land", and claimed disparate treatment that created a hardship for the developers.

There was further discussion reiterating what had already been discussed. Denise DeCarlo asked for clarification of what is being considered by the City in February 2014, which was provided by Michael Gonzales. Mr. Gonzales stated that amplified, ambient music was approved as part of the original CUP. David Carrera advised that Hollywood Heritage does not approve the project, because the original project called for retaining the garage, which is no longer the case. Mr. Gonzales stated that the City has a ministerial obligation to issue a permit to allow the garage structure to be demolished. Ms. DeCarlo then asked what the appropriate action to take at this point. Ms. DeCarlo stated that the motion should be amended to state that CHNC does not approve amplified music on the rooftop and that ample provision for employee parking must be made. Scott Campbell offered suggestions to Ms. DeCarlo.

**Denise DeCarlo moved to amend her motion to state that the CHNC Board supports the Dream Hotel, at 6417 Selma, with the comment that a zone change is the proper method to achieve the proposed changes to the project, approve the zone variance request for the increased number of rooms, approve the change in the number of stories, approve the increase in the Floor Area Ration, approve the reduced parking to 65 spaces in lieu of 107, but not to approve off-site parking through lease agreement, with an added condition under the Use Variance requiring plan approval upon change of owner/operator, and to oppose amplified music on the rooftop; seconded by David Carrera.**

A vote was taken but there was discussion about what was actually voted upon.

**Scott Campbell and Laurie Goldman left the room.**

**Denise DeCarlo moved to approve an amendment to her motion to state that the CHNC Board supports the Dream Hotel, at 6417 Selma, with the comment that a zone change is the proper method to achieve the proposed changes to the project, approve the zone variance request for the increased number of rooms, approve the change in the number of stories, approve the increase in the Floor Area Ration, approve the reduced parking to 65 spaces in lieu of 107, but not to approve off-site parking through lease agreement, with an added condition under the Use Variance requiring plan approval upon change of**

**owner/operator, and to oppose amplified music on the rooftop and requiring that the rooftop close at 12am; seconded by Toby Johnson.**

**VOTE: 4 in favor; 2 opposed; no abstentions.**

**Denise DeCarlo moved to support the Dream Hotel, at 6417 Selma, with the comment that a zone change is the proper method to achieve the proposed changes to the project, approve the zone variance request for the increased number of rooms, approve the change in the number of stories, approve the increase in the Floor Area Ratio, approve the reduced parking to 65 spaces in lieu of 107, but not to approve off-site parking through lease agreement, with an added condition under the Use Variance requiring plan approval upon change of owner/operator, and to oppose amplified music on the rooftop and requiring that the rooftop close at 12am; seconded by Toby Johnson.**

**VOTE: 5 in favor; 1 opposed; no abstentions.**

- b. Sayer's Club, 1645 N. Wilcox: ZA-2007-2542-CUB-CUX-PA1, Plan Approval for continued use and renewal of the sale of full line of alcohol for on-site consumption in 6,062 sq.ft., 201 seat, existing nightclub with dancing and live entertainment, 7 days/Wk., from 11AM to 2AM.

(Taken out of order)

David Carrera summarized the request for support made by SBE Entertainment for Sayer's club.

**David Carrera moved that the CHNC Board approve the Plan Approval request for Sayers Club, 1645 N. Wilcox, as presented with reduction of floor with the added conditions that, upon change of owner/operator, a plan approval will be triggered, and that the occupancy load for the two spaces be defined in the plan approval, and to approve the requested increase of hours and the term of the grant to be 7 years; seconded by Susan Sempers.**

**VOTE: Unanimous in favor. The motion passed.**

- c. 1634 Cahuenga Blvd.: ZA 2013-3857, conditional use for a restaurant with a bar offering a full line of alcohol for on-site consumption. The restaurant contains 2,335 sq. ft. (1,786 interior, 549 exterior), 105 total seats (57 interior and 48 exterior), 11AM to 2AM, 7 days a week. Michael Gonzales presenting.

David Carrera summarized the request for a CUP to allow a full line of alcohol.

**David Carrera moved to approve the PLUM Committee recommendation that the CHNC Board support a new CUP for a restaurant/bar at 1634 Cahuenga Blvd to allow a full line of alcohol, with hours of operation 11am to 2am 7 days a week, with standard CHNC conditions; seconded by Laurie Goldman.**

Laurie Goldman asked if there is ambient music in the alley; Michael Gonzales stated that there was ambient music. David Carrera advised that there is not ambient music. Ms. Goldman then asked if there is outdoor seating just down the alley or in the front as well; Mr. Gonzales stated there is a small seating area in the front. Ms. Goldman then asked if there is music in the front; Mr. Gonzales stated there was no music in

the front. Ms. Goldman asked what time the restaurant closed; Mr. Gonzales repeated the hours of operation listed in the agenda. Ms. Goldman lectured the board about consistency.

Brian, a stakeholder, asked what effect a CUP has on the noise ordinance, and was told by Michael Gonzales that all CUPs cite compliance with the noise ordinance.

**VOTE: Unanimous in favor. The motion passed.**

- II. Outreach Committee
  - a. Call for candidates

(Taken out of order) Laurie Goldman reprised the presentation made earlier at the Candidate meeting held at 5pm on January 27, 2014.

Terence Gomes provided an update, noting that information provided regarding “factual basis stakeholder” is not correct, and that stakeholder status is determined to be a community interest stakeholder that has a “substantial interest in the community”. Mr. Gomes advised Laurie Goldman that an overlay will be sent to the Neighborhood Councils to correct the election manual.

There was discussion about updates to the CHNC website regarding contact information for election outreach. Acceptable forms of identification will also be updated.

- III. Beautification Committee
  - a. Committee Report

Denise DeCarlo advised that projects that have been discussed include a median on Vine Street and discussed the effect a median can have on the neighborhood.

**7. COMMENTS BY BOARD MEMBERS ON ITEMS NOT ON THE AGENDA**

Angie Aramayo reported that Councilman O’Farrell has planned a community walk Saturday, February 22, 2014 from Vine to Gower and from Santa Monica to Melrose. More information will be provided in the CHNC newsletter.

**8. ADJOURNMENT**

The meeting adjourned at 8:36pm.