



**CENTRAL HOLLYWOOD
NEIGHBORHOOD COUNCIL**
Undopted Board Meeting Minutes
Monday, May 24, 2010

1. CALL TO ORDER

Scott Campbell called the meeting to order at 6:30 pm. Board members present: David Carrera, Tricia La Belle, Scott Campbell, Debbie Wehbe and Alwin Sumirat.

2. ELECTION RESULTS

a. Seating of the new Board

Scott Campbell announced the election results, reporting that 8 of the 9 seats had been filled by the recent NC elections, Mr. Campbell stated that the top 5 vote getters were elected to 4 year terms (Mr. Campbell, Mr. Carrera, Ms. LaBelle, Mr. Sumirat and Mrs. Wehbe); David Ambroz and Laurie Goldman will each serve two year terms.

b. Resignation of newly elected Board member

Scott Campbell advised that a newly-elected Board member, Anthony Allman, resigned because he is moving out of state.

c. Election of Officers

Debbie Wehbe nominated Scott Campbell; there were no other nominees.

Vote: Unanimous in favor (Mr. Campbell abstained).

Scott Campbell nominated Tricia LaBelle; seconded by David Carrera.

there were no other nominations

Vote: Unanimous in favor

Debbie Wehbe nominated herself for Treasurer; there were no other nominations.

Vote: Unanimous in favor

Scott Campbell nominated Laurie Goldman for Secretary; seconded by David Carrera.

d. Discuss filling vacant Board seats

Mr. Campbell explained the process by which the two vacancies will be filled and called for volunteers from the community.

e. Discuss Committee Assignments/Requests

By common consent, the Committee Chair appointments will be considered when the full Board is seated.

f. Board Strategy Session – Dates and Times

This item will be discussed again, once the new Board is seated

3. MINUTES REVIEW AND APPROVAL

There were no changes to the Minutes for April 2010 noted.

4. PUBLIC COMMENT

No public comment was noted.

5. REPORTS/COMMENTS FROM GOVERNMENT REPRESENTATIVES

CD13, Eric Garcetti's office – Angela Motta, Field Deputy, congratulated the Board on having been re-elected and conveyed Council President Garcetti's best wishes as well. Ms. Motta provided an update on the rehabilitation of the Hollywood Rec Center Pool building. Ms. Motta advised that Disney will hold a carnival on the Hollywood High School field for the summer, in conjunction with its Toy Story 3 movie showing at the El Capitan Theater. There was discussion about the benefit to the School District and to the school. Lydia Milars, a stakeholder, suggested that the Hollywood Rec Center pool could be used as a skate park in the winter when it is not being used.

Tyler Neale appeared on behalf of Karen Bass, who is a candidate for the 33rd Congressional District. Mr. Neale discussed Ms. Bass's activities and accomplishments as an assembly member, and encouraged stakeholders to volunteer for Ms. Bass's campaign.

6. TREASURER'S REPORT

a. Status of Rollover Funds?

Debbie Wehbe discussed concerns raised earlier regarding reporting problems, reported that it is now possible to reconcile the credit card balance and advised that some rollover funds were offered by DONE to NCs Ms. Wehbe's report included an update from DONE on what has yet to be funded from outstanding prior approvals.

b. Status of prior requests?

Debbie Wehbe stated that three organizations have not received funding (demand warrants for PALS and Theater West have been submitted to DONE; the demand warrant for an electric bike for LAPD has not yet been submitted—totaling \$11,000)

c. Other Treasurer/Funding Issues.

Scott Campbell suggested moving \$1000 from the elections line item to the reserve category. There was agreement.

Debbie Wehbe moved to approve the proposed budget as amended; seconded by Tricia LaBelle.

VOTE: Unanimous in favor. The motion passed.

7. PRESENTATIONS

a. Taste of Hollywood. Upcoming event in support of the Hollywood Freeway Central Park. Laurie Goldman.

b. Hollywood Community Studio. Portraits of Hollywood Art. Jane Dam.

Postponed until the next meeting.

- c. Sunset Blvd Urban Design Plan. CRA, Alison Becker gave an update on urban design plan work being done in the area bounded by La Brea, Hawthorne/Selma, the freeway and Wilton, and Fountain to the south. Context sensitive, sustainable urban growth that preserves the character of Sunset Boulevard is the draft plan's goal; the plan is available to view on the internet at www.crala.net. Ms. Becker discussed nodes of development that will be encouraged; extension of the commercial land use designation to the freeway is being encouraged. Ms. Becker discussed plans for Selma Avenue as well. Consideration has been given to the "big picture" for the Hollywood area. Ms. Becker stated that written comments are being solicited from the community; the intent is to address concerns methodically. A presentation to CRA Board of Commissioners will be sometime in the foreseeable future; the plan is to have the design guidelines adopted through the City Plan process. A stakeholder asked if there is an intent to apply the design plan to residential areas; Ms, Becker stated that the intent is to preserve residential character.

This issue will be discussed at the next PLUM Committee meeting.

8. COMMITTEE REPORTS/PRESENTATIONS:

a. Standing Committees:

i. Planning Committee

1. **LADWP Cole Avenue Project**, 1033-1037 Cole Avenue, 7,500 Square Feet of LADWP customer service center (provides options for payment, questions, incentive programs) and community center space. David Rahimian, Darlene Battle
Scott Campbell moved to recommend that the CHNC Board support the requested zone change for the creation of this building with the change to a mesh wall to support the eyes on the street; seconded by Oliver Netburn.
VOTE: Unanimous in favor. The motion passed.

David Carrera introduced the project and noted that the PLUM Committee voted to support the requested zone change, discussed suggested changes to be made to the project; Guillermo Honles, architect, described plans for the proposed DWP customer center, noted intent to achieve Gold LEED certification, discussed materials to be used in the construction and the intent that the proposed development emphasize area walkability. Mr. Honles noted changes made to the project to promote "eyes on the street" discussed at the last PLUM committee meeting. Scott Campbell reiterated the question he raised at the PLUM Committee meeting regarding access to the restrooms from the community center, and was assured that restrooms will be accessible to the public even when the DWP offices are closed off. Responding to Debbie Wehbe's question, Darlene Battle stated that a condition of the donation was that a community center be part of the project. Alison Becker asked if the parking will be gated and fenced. Mr. Honless discussed plans for fencing and made an assurance that no chain link fencing would be used. Mr. Carrera asked when construction would be finished; Ms. Battle stated that the In-service date is January 2013. Lydia Milars asked if it would better serve the community to offer parking. There was discussion about parking. Tricia LaBelle asked about plans for the appearance of the fence. Mr. Honles stated that a decision regarding the fence has not yet been made. Zone change from MR1 to M1. Steven Turkel asked about front yard setback...Hours 5pm to 9 pm during the

Tricia La Belle moved to support the requested zone change and supporting change of the mesh to support the PLUM Committee's request to encourage eyes on the street; seconded by Debbie Wehbe.

Scott Campbell recommended that the motion include recommending that the parking lot be made available for theatergoers and other after-hour activities in the area. There was further discussion about how the parking lot can be used.

VOTE: Unanimous in favor.

2. CUP issues (simplifying the renewal process for good operators; happy hour omissions; mandatory security camera systems on small operators); increasing meter time limits to 2 hours.

Scott Campbell moved to recommend that the CHNC Board support the idea of a simplified process for CUP renewal, including shorter time frame and lower costs for good operators. This would include development of criteria for good operators, and include the community, Neighborhood Councils, LAPD and the Council Offices in the process; seconded by Oliver Netburn.

VOTE: Unanimous in favor. The motion passed.

Scott Campbell moved to recommend that the CHNC Board send a letter to Council President Eric Garcetti and Councilman Tom LaBonge, acknowledging that CHNC has accepted the existence of happy hours and the need for happy hours for current business, and the existence of other laws that would prevent over-service during that time period; seconded by Oliver Netburn.

There was discussion about including mention of bottle service. Debbie Wehbe provided copies of the PLUM agreed-upon conditions, which included possible support of happy hour and bottle service.

VOTE: Unanimous in favor. The motion passed.

Scott Campbell moved to recommend that the CHNC Board request that the time on the meters throughout the Hollywood Entertainment District be increased to two hours; seconded by David Carrera.

VOTE: Unanimous in favor. The motion passed.

Scott Campbell suggested that the vote for the recommendations in item 2 be combined.

David Carrera moved to support the PLUM Committee recommendation for issues noted in Item 2; seconded by Debbie Wehbe.

VOTE: Unanimous in favor.

3. **Opera Crimson**, 1650 Schrader. Zoning Administrator's determination of Approval of Plans, pursuant to the Los Angeles Municipal Code, § 12.24 W1, and as required by Condition 27 of Case No. ZA 97-0354(CUX)(PA3), to permit the continued dancing, and a Type 48 Department of Alcoholic Beverages License in conjunction with an existing bar/lounge and nightclub, and to ensure compliance with the conditions of approval. EPG-Brandon Finch.

Scott Campbell moved to recommend that the CHNC Board support the CUP as is; seconded by Oliver Netburn.

VOTE: Unanimous in favor. The motion passed.

Postponed.

4. **Television Center**, 6311 Romaine (and Cole). Proposed expansion of existing Health Club (Gold's Gym) and Dance Studios (Edge Performing Arts Center) and new parking facilities. Health Club will add an exterior lap pool and 5,140 SF of locker rooms to the existing 23,680 SF facility. Edge Performing Arts Center will relocate from the existing 5,120 SF space at 1020 North Cole Avenue to a new 10,058 SF space within a new parking structure to be located at the SW intersection of Romaine Street and Cahuenga Boulevard. Tom McCarty, Steve Turkel

David Carrera moved to recommend that the CHNC Board support the project the requested zone variance; seconded by Scott Campbell.

Oliver Netburn refuted the justification offered by the developer for providing more than the code-required parking. Mr. Netburn offered an amendment to the motion, which was accepted by Mr. Carrera and Mr. Campbell.

David Carrera moved to recommend that the CHNC Board support the project the requested zone variance provided the decision maker strongly look at all components of the walkability checklist to incorporate every possible component to soften the project along the street frontages; seconded by Scott Campbell.

VOTE: Unanimous in favor. The motion passed.

David Carrera reprised the presentation made for the Television Center project and advised a net increase of 136 parking spaces. Mr. Carrera voiced concerns raised by Oliver Netburn regarding zone change rather than a zone variance request; Mr. Carrera stated that Councilman Tom LaBonge's office supports the zone variance request. Steve Turkel reiterated the intent to re-purpose industrial space and to support parking needs for future re-purpose, adaptive reuse of the Television center property. There was considerable discussion about parking

Tricia LaBelle moved to accept the PLUM Committee's recommendation; seconded by Debbie Wehbe.

VOTE: Unanimous in favor.

Scott Campbell discussed how parking can be assessed in the area.

5. **Café Muse**, 6547 Santa Monica Blvd. CUP request for a Type 41(Beer & Wine) for an existing café seating 40 with hours 9am to 12am. Jennifer Ritchkoff, Crystal Jackson.

Scott Campbell moved to recommend that the CHNC Board support the request for a Type 41 beer and wine license for Café Muse, with the conditions discussed earlier in the meeting and to support sidewalk dining for this establishment.

VOTE: Unanimous in favor. The motion passed.

*****Applicant has submitted a set of conditions that differ from those discussed at PLUM. Review of any differences should be conducted *****

There was discussion about the reason for Café Muse submitting conditions different from those discussed at the PLUM Committee meeting. Jennifer Ritchkoff stated that LAPD Vice has no questions about supporting the request.

Debbie Wehbe moved to support the Café Muse CUP request for a Type 41 (Beer & Wine) license, with modifications as discussed: condition 6. There shall be no requirement to purchase a minimum number of drinks per person; Condition 7: Happy hours shall be allowed from 4 to 8 with no more than 50% discount on alcohol; any changes to Conditions 19-25 are deferred to LAPD Vice; condition B changed to read: Patio and sidewalk seating and service of alcohol shall be

permitted; conditions C-D are removed; Condition E is changed to read: A waitress or water only shall conduct any alcoholic beverage service; CHNC condition III is changed to include: by the CHNC upon request, condition V removed.

VOTE: Unanimous in favor. The motion passed.

6. Leland Way condominiums. Update on status.

David Carrera advised that the project was essentially split in two by the City of Los Angeles; condominiums were approved with the density bonus to 36' in height; Mr. Campbell detailed conditions imposed and stated that the project is scheduled to go before design review. A hearing scheduled for April 5 postponed because project won't be done for 4 years. The lot continues to be used for commercial parking purposes.

- ii. Beautification Committee

1. Mansfield Garden – poor current condition

Debbie Wehbe advised that the garden should be relatively self-sufficient by next year and suggested that gardeners' fees should be raised to support self-sufficiency by next year. Lydia Milars advised that Central Hollywood Banner is missing, and reported that the common area is overrun with weeds and garbage and other areas where garbage has collected. Debbie Wehbe explained why the banner was removed and discussed some of the other concerns raised by Ms. Milars.

2. De Longpre Park Ad Hoc Committee

David Carrera discussed short-fall that has occurred for DeLongpre Park: the decomposed granite that was discussed has not been installed.

- b. Ad Hoc Committees – as needed

- i. Hollywood Community plan ad hoc committee.

Update on status.

- ii. Emergency Preparedness.

Suggestions on where we should start to help prepare our community? Linda Lee advised of DONE's confiscating emergency preparedness items purchased by NCs. Scott Campbell asked that a more full report be made at the next Board meeting.

9. COMMENTS BY BOARD MEMBERS ON ITEMS NOT ON THE AGENDA

Roman, a stakeholder, reiterated his concern about the use of Constant Contact.

Tricia LaBelle referred to authorities preventing open doors and windows at area businesses, including hers.

10. ADJOURNMENT