



Board of Directors Meeting
Monday, September 27, 2010
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 6:17pm. CHNC Board members present: David Carrera, Scott Campbell, Laurie Goldman, Noel Hyun, Grant King and Alwin Sumirat. Absent: David Ambroz, Tricia LaBelle and Debbie Wehbe.

2. PUBLIC COMMENT

Oliver Netburn reported that the baseball field and grassy areas of the park near his home have been blocked off from public use, but that the basketball area is still available. Mr. Netburn requested that the CHNC Board pay special attention to providing recommendations, feedback and comments to the appropriate agencies regarding both controversial and non-controversial area projects.

Lydia Milars advised, in the absence of the Beautification Chair, that there are many areas under CHNC jurisdiction that have no trash cans and asked CHNC Board take a lead role in the "Adopt a Trash Can" program intended to assist the City in keeping area streets clean and safe in the face of the current economic downturn and decline in City services.

3. MINUTES REVIEW AND APPROVAL

a. June 2010

The June 2010 Minutes were approved unanimously by the Board.

b. August 2010

Laurie Goldman drew attention to the one instance of an inadvertent misspelling of Katherine Hennigan's name.

The August 2010 Minutes were approved unanimously by the Board.

4. REPORTS/COMMENTS FROM GOVERNMENT REPRESENTATIVES IN ATTENDANCE

(Taken out of order) Andrew Lachman, representing Senator Curren Price, appeared to discuss current bills before the legislature. Scott Campbell asked about Senator Price's opinion regarding Prop 25. Mr. Lachman stated that Senator Price supports Prop. 25. Responding to Laurie Goldman's question, Mr. Lachman stated that Senator Price supports Prop 19.

5. TREASURER'S REPORT

- a. Review and Approval of recent transactions on the purchase card

Laurie Goldman critiqued the layout of the Treasurer's Report and advised of "circular logic" in one cell of the report.

Laurie Goldman moved to approve the expenditures for recent purchase card transactions; seconded by Noel Hyun.

VOTE: Unanimous in favor. The motion passed.

- b. Resolution requested by Treasurer regarding previously approved RACO Officer funding transfer from one budget line to another

Laurie Goldman moved to approve the resolution to move the line item RACO Program from the 400 Neighborhood Purposes Grant category to the 300 Community Improvement category; seconded by Grant King.

- c. Funding Status

The Board discussed the funds that have been spent, and that are available.

- d. Mayor's Budget Day, October 16, 2010

Scott Campbell advised that he will not be able to represent CHNC and called for volunteers from the Board. Noel Hyun volunteered to attend. Oliver Netburn and George Younan both indicated interest in representing CHNC on October 16, 2010.

6. COMMITTEE REPORTS/PRESENTATIONS

- a. Standing Committees:
 - i. Planning Committee - David Carrera

1. **1600 N. Argyle.** Applicant requests a new Plan Approval per case no.: ZA-2007-2930-CUB-CUX, satisfying condition No. 52 for change in owner/operator, for the existing 8,989 sq. ft. restaurant/supper club having a total of 211 seats, requesting to strike condition numbers 11, 27, 30, and

26 and to modify condition number 32 *"Dancing will be allowed at the location (basement only) with a dance floor not to exceed 225 square feet and a maximum occupancy of 30 patrons"*, to be permitted on the first floor. EPG- Brandon Finch , Applicant- George & Peter Younan.

David Carrera moved to recommend that the CHNC Board not oppose the proposed development, with the requirement of a one-year plan approval, removal of the conditions referring to happy hours and the sale of alcoholic beverages in conjunction with food service, to not oppose the moving of the dance floor to the upper level, to oppose imposition of a cover charge, not to allow change of the condition referring to bottle service, that there be no amplified music on the rooftop, and that there be no third party promoters allowed; seconded by Oliver Netburn.

VOTE: Unanimous in favor.

David Carrera requested additional time for discussion of the proposed development project, summarized the required Plan Approval and the developer's request for changes to the Conditional Use Permit (CUP) and discussed the CHNC PLUM Committee's recommendations. Mr. Carrera reported the developer's previous operation of Basque and referred to the oversaturation of nightclubs in the Hollywood area. Mr. Carrera stated that although Basque operated under a Type 47 license, to all intents and purposes it was a nightclub. Mr. Carrera also expressed concern about developers' presentations made with short notice.

Brandon Finch provided copies of letters of recommendation from Los Angeles Fire Department and Los Angeles Police Department and advised how a request for expedited service is made. Mr. Finch provided a detailed discussion of the rationale upon which the request for change of CUP conditions was based. George Younan began by stating his intent to reactivate the corner where the venue is to be located. He then described his professional, responsible investment group and referred to outreach efforts to nearby residents and support from immediate neighbor for the proposed operation. Mr. Younan described how the proposed "1950s supper club" will operate and compared the proposed operation to similar, nearby businesses. Mr. Younan noted how the ability of his proposed business to compete will be affected by the conditions under discussion.

Responding to Scott Campbell's question regarding whether the furniture near the dance floor is fixed, Brandon Finch stated that the dance floor would remain at 225 square feet only. George Younan stated that there was no intention to change the seating capacity. Mr. Campbell was told that Basque was exclusively a restaurant. Mr. Younan stated that the food service aspect of the proposed business would be stressed. Mr. Campbell asked about parking and was told that there has been provision for the

code-required 19 parking spaces. There was discussion about plans for the 700 square foot rooftop area, which will be set aside for those patrons who smoke. There was discussion of the amount of space allotted for kitchen use. Mr. Campbell discussed why approval had been given for the previous project proposed for this location and indicated that the developer and his representative should have been aware of the changing attitude toward new nightclub operations in Hollywood.

Laurie Goldman asked for a copy of the parking lease. Ms. Goldman asked if outreach had been made to the residential Legacy Apartments across the street. Brandon Finch stated that there are currently no letters of opposition in the case file, and that the first five levels of this building are used for parking. Mr. Younan stated that some letters in support of the project were written by tenants in that building. There was discussion about what nearby Type 47 venues are competitors, bottle service, and placement of garbage containers.

Grant King advised of his concern that the restaurant aspects of the proposed business plan were not clearly delineated and not appropriately emphasized. George Younan referred to the location's history and the intent to pay homage to the 1950s supper club. Responding to Mr. King's question about what kind of food will be offered, Mr. Younan referred to plans to provide a tapas menu. Mr. King asked if entertainment will be provided at the same time food is served. Mr. Younan repeatedly stressed the importance of being allowed to proceed with his proposed business plan. He proposed setting conditions such as allowing bottle service in conjunction with food service.

Noel Hyun reiterated concerns raised earlier about oversaturation of night clubs, noise, parking, bottle service, the short time available for CHNC action, and where the dance floor will be located. Laurie Goldman stated that she will not support bottle service or a cover charge. There was further discussion about the intent to pay homage to an earlier Hollywood era. David Carrera offered a compromise—to allow a cover charge to be imposed after 10pm.

Luke, who became a Hollywood stakeholder two weeks previously, asked how the proposed development will change the intersection. Brandon Finch discussed the building's condition and referred to plans to activate the intersection. George Younan discussed provisions for queuing.

Oliver Netburn discussed his concerns about how food service will be provided, how the dance floor area is configured, noted that there is no indication of where a DJ booth will be located, and speculated on how

control would be maintained between restaurant patrons and those interested in attending a show.

Scott Campbell and David Carrera clarified the PLUM Committee recommendation.

David Carrera moved to accept the PLUM Committee recommendation, with inclusion of happy hours from 4p to 8pm at no more than 50% discount, to not oppose removal of the condition regarding the sale of alcoholic beverages in conjunction with food service, to not oppose the moving of the dance floor to the upper level, to oppose imposition of a cover charge, to oppose change of the condition referring to bottle service, that there be no amplified music on the rooftop, and that there be no third party promoters allowed; seconded by Laurie Goldman.

VOTE: 5 in favor; 1 opposed. The motion passed.

Grant King moved to support the proposed project, with inclusion of happy hours from 4p to 8pm at no more than 50% discount, to not oppose removal of the condition regarding the sale of alcoholic beverages in conjunction with food service, to not oppose the moving of the dance floor to the upper level, to oppose imposition of a cover charge, to oppose change of the condition referring to bottle service, that there be no amplified music on the rooftop, that there be no third party promoters allowed and that a parking lease be provided to the ZA; seconded by Laurie Goldman.

VOTE: Unanimous in favor. The motion passed.

2. Proposed Citywide Urban Design Guidelines; Zoning Code

Simplification: No presentation but discussion on the untimely release by City Planning Dept. and inadequate time for public review, discussion and input. **Oliver Netburn moved to recommend that the CHNC Board of Directors resolve to request that the Planning Department allow the public sufficient time to react to changes in policy and to authorize a letter to be written to Council President Eric Garcetti, Councilman Tom LaBonge, and Councilman Paul Koretz, the Los Angeles City Council and the Planning Commission requesting additional time for review of the proposed Citywide Design Guidelines; seconded by David Carrera.**

VOTE: Unanimous in favor. The motion passed.

Oliver Netburn explained that the Environmental Impact Review released before the proposed Citywide Urban Design Guidelines was out of order and that the intent was not to request more time allotted for specific

actions but that the timing of release of documents should be more appropriate.

Laurie Goldman moved to authorize that a letter be written to Council President Eric Garcetti, Councilman Tom LaBonge, and Councilman Paul Koretz, and the Planning Commission that discusses in general CHNC concern that more time be allowed on various issues for the community to respond and to cite the examples of the Citywide Design Guidelines issued after the EIR and coordination with the CHNC process and timelines; seconded by Noel Hyun.

VOTE: Unanimous in favor. The motion passed.

3. **CRA Hollywood Blvd Urban Design Plan.** No presentation. Discussion on the plan by committee and public.
www.crala.net/internetsite/Projects/Hollywood/upload/CRA_Draft_Hollywood_UD_web%20100330.pdf **Oliver Netburn moved to recommend that the CHNC Board of Directors send a letter to the CRA requesting that its proposed Urban Design Plan be made consistent with the City's Draft Community Plan, that makes better provision for open space, provides better articulation of how facades of historic buildings can be modified, and that reports on changes to height limit on Outpost and on Selma; seconded by David Carrera.** Tricia LaBelle suggested that the motion include a reference to windows on historic properties.

VOTE: Unanimous in favor. The motion passed.

This item was referred back to the CHNC PLUM Committee, for consideration at its next meeting.

4. **David Carrera moved to recommend that the CHNC support the CHNC stakeholder at 6309 Willoughby Avenue's appeal of the AT&T installation on his property, and to call for installation of similar AGF facilities underground or moved to a less obtrusive location; seconded by Oliver Netburn**

VOTE: Unanimous in favor. The motion passed.

David Carrera moved to approve the CHNC PLUM Committee recommendation; seconded by Laurie Goldman.

Laurie Goldman asked how the stakeholder missed the notification process. Noel Hyun reported that it will be difficult to have the AGF removed at this point.

VOTE: Unanimous in favor. The motion passed.

5. AGF Facilities

David Carrera moved that the CHNC Board formulate a policy regarding AGF facilities, especially those AGF installations located in or near private residential areas; seconded by Oliver Netburn.

VOTE: Unanimous in favor. The motion passed.

This item was referred to the ad hoc committee on the Hollywood Community Plan

ii. Public Safety Committee

1. Nightlife Issues

Scott Campbell reported on noise possibly generated by Hollywood Bowl performances.

iii. Beautification Committee

1. Highland Ave Ad Hoc Committee

In Debbie Wehbe's absence, Scott Campbell provided an update on expenditures for the Highland Avenue medians. There was discussion of tree planting at the Hollywood Rec Center.

b. Ad Hoc Committees

i. Hollywood Community plan ad hoc committee.

Laurie Goldman reported that the committee met to assign tasks, however, publication of the draft EIR has now been delayed until October 30th.

ii. Emergency Preparedness. Earthquake kits are available online.

Linda Lee reported that preparedness services offered by Emergency Resource Associates, a nonprofit that intends to target seniors first, to provide information as well as advice and outreach for CHNC and other NCs.

iii. Bylaws Changes. Previously submitted Bylaws changes must be resubmitted due to changes in DONE personnel. Deadline is Sept 30, 2010.

1. Shall we resolve to submit the previously submitted Bylaws changes?
2. Shall we resolve to keep our Bylaws as they are while we consider the Bylaws templates recently promulgated by DONE?

After discussion, Laurie Goldman agreed to take on the task of preparing the By-Laws for submission.

7. BOARD RETREAT

a. Purpose of Board Retreat

There was consensus that the retreat will be of value.

b. Schedule the Retreat

There was consensus that a Saturday or Sunday would be optimal for scheduling the meeting.

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

Grant King asked if the Board can take a position on the delay in issuing an RFP for the lot on Schrader and Wilcox. This issue will be discussed at the next CHNC PLUM meeting.

Regarding supergraphics, Laurie Goldman reported testifying at Planning Commission and Los Angeles City PLUM meetings; Ms. Goldman stated that the Planning Commission rejected a ban on supergraphics and formed its own plan, which was in turn rejected by PLUM. The issue will be heard by the Los Angeles City Council on Tuesday, September 28, 2010.

Roman Hrynyszak asked that the Minutes accurately reflect Scott Campbell's remark about an 800 pound elephant with reference to sound emanating from performances at the Hollywood Bowl.

9. ADJOURNMENT

The meeting adjourned at 8:45pm.



We, **Scott Campbell** and **Laurie Goldman** declare that we are the **President** and **Secretary** respectively of the **Central Hollywood Neighborhood Council** and that on **September 27, 2010** a Brown Act-noticed public meeting was held by the **Central Hollywood Neighborhood Council** with a quorum of board members present and that by a unanimous vote the Central Hollywood Neighborhood Council adopted the following resolution:

To modify the existing CHNC 2010-2011 Budget by moving the line item RACO Program from the 400 Neighborhood Purposes Grant Category to the 300 Community Improvement Category.

Therefore be it resolved that the Central Hollywood Neighborhood Council approves the change of the category for this line item from the 400 category to the 300 category.

The new, modified 2010-2011 budget is attached along with this resolution

Scott Campbell, President

Date

Laurie Goldman, Secretary

Date