



Approved Board of Directors Meeting Minutes

Monday, August 22, 2011

Hollywood City Hall, Large Conf Room

6501 Fountain Avenue (at Wilcox), Los Angeles, CA 90028

1. CALL TO ORDER

Tricia LaBelle called the meeting to order at 6:20pm. CHNC Board members present: David Ambroz, David Carrera, Laurie Goldman, Noel Hyun, Tricia LaBelle Grant King, and Alwin Sumirat. Debbie Wehbe arrived later.

2. PUBLIC COMMENT

Laurie Goldman advised that Wood and Vine is now promoting and advertising in its front window happy hour from 11pm to 2am, which was not included in the CHNC-approved conditions and is not included in the establishment's Conditional Use Permit.

Oliver Netburn reported on his CHNC-sponsored participation in the recent AIDS bike ride to benefit the LA Gay and Lesbian Center, and advised that charitable contributions from the event allowed an additional medical staff member to be hired at the LA Gay and Lesbian Center, which has seen an increase in clients served at the same time federal funds have decreased. Mr. Netburn also announced his intent to participate in next year's event.

3. MINUTES REVIEW AND APPROVAL

A. May 2011 Meeting Minutes

Laurie Goldman moved to approve the Minutes for the May 2011 meetings; seconded by Grant King.

VOTE: Unanimous in favor. The motion passed.

4. REPORTS/COMMENTS FROM GOVERNMENT REPRESENTATIVES IN ATTENDANCE

Angela Motta, Field Deputy for Council President Eric Garcetti, CD13, reported that the Cahuenga alley construction is almost on schedule and advised that the ribbon cutting will take place mid-September and that the area will be open for business in October 2011. Ms. Motta responded to questions regarding the construction, and reported that the area businesses will be able to apply for revocable permits. Ms. Motta initiated discussion of Congressman Howard Berman's recently-introduced legislation to instruct the FAA to require civilian helicopters to have a minimum hovering altitude in city areas. Sharon Shapiro, Field Deputy for Councilman Tom LaBonge, stated that the only legislation currently regulating altitude for private aircraft covers small fixed wing airplanes only, explained the intent of Congressman Berman's initiative and support offered by the City of Los Angeles. David Ambroz stated that flight plans should be required.

Sharon Shapiro discussed the recently-opened Hollywood Division LAPD storefront after-school center aimed at area youth, on Santa Monica east of Bronson; tax-free donations are being accepted. Ms. Shapiro advised that Councilman Tom LaBonge has re-introduced his proposed code of conduct for tour companies, and reported that Councilman LaBonge is now the chair of the Trade, Commerce and Tourism Committee. Ms. Shapiro stated that Councilman LaBonge is advocating the creation of a volunteer bureau for Recreation and Parks, citing the need for more extensive public/private partnership in the face of government cut-backs. (Taken out of order)

Sharon Shapiro advised that there will be a September 11th memorial program on September 11, 2011 at the LAFD Historical Society Museum ("Old Fire Station 27"), 1355 N. Cahuenga Blvd., Hollywood, CA 90028, from 7am to 8:30am. Ms. Shapiro discussed her beautification efforts with Manny De La Cruz. There was discussion about pothole repairs. Ms. Shapiro responded to David Carrera's question about corporate sponsorship has been sought for parks. David Ambroz advised that the Sheriff's Department helicopters hovering patterns should be changed, and complained about the vermin infestation in his neighborhood resulting from burst pipes, street damage at Willoughby and Sycamore, bells on ice cream carts that crisscross the neighborhood, and the recycling center that has reopened in a parking lot on Pennsylvania. Mr. Ambroz thanked Ms. Shapiro for her office's support regarding the signage posted but complained that some streets now have no signage.

Nicole Carcel, Field Representative for 42nd District Assemblyman Mike Feuer, reported on her office's collaborative effort with County Supervisor Zev Yaroslavsky regarding public health enforcement, and on the status of AB52 (health care coverage). Ms. Carcel stated that Assemblyman Feuer plans to attend next month's CHNC meeting to provide updates.

Matt Szabo, Deputy Chief of Staff and Deputy Mayor for the City of Los Angeles, introduced himself.

5. TREASURER'S REPORT

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

Debbie Wehbe provided copies of the May 2011 and June 2011 credit card statements.

B. Funding Status

i. 2010 - 2011 budget outcome. What projects and items were funded successfully?

Debbie Wehbe provided copies of a summary of projects and items successfully funded and advised that the reason certain items were not funded was because no invoices or support documentation was received prior to the DONE deadline.

ii. Purchase Card / PayPal funding mistake. Funding for \$4,439.28 from last year's budget was pulled from the backup funding source by PayPal rather than the purchase card. Backup funding source is board member/treasurer Debbie Wehbe's personal account with her husband Ferris Wehbe.

The \$4,439.28 covered three allocations: Mansfield Garden--\$1,500.00; Vest Man--\$2,424.78; and Linda Lee--\$514.50. The Mansfield Garden allocation has already been reimbursed to Mr. and Mrs. Wehbe. The outstanding amount owed is \$2939.28.

David Carrera moved to reimburse Ferris Wehbe for \$2939; seconded by Grant King.

VOTE: 6 in favor; 1 abstention (David Ambroz).

C. 2011 - 2012 budget information.

Debbie Wehbe provided copies of the budget approved for 2011-2012, and advised that a protest has been filed with the purchase card for an unauthorized charge for the Hollywood Children's Art Festival of \$552.50 for a tent.

The Board approved the proposed budget by acclamation.

6. PRESENTATIONS/ITEMS FOR DISCUSSION

A. Helicopter noise in Hollywood

Oliver Netburn has suggested asking Councilmen LaBonge, Garcetti and Koretz and the City Council to modify their Resolution so as to include the following paragraph (after paragraph #3).

"WHEREAS, the use of helicopters has become a common tool for news agencies and the paparazzi to capture video footage of celebrities and special events in and around the Hollywood area, resulting in the idle hovering over specific locations, often residential, for extended periods of time; and"

Other ideas for limiting disturbances to quality of life in Hollywood due to helicopters

Taken out of order.

Oliver Netburn discussed the need for and explained how support for Congressman Howard Berman's proposed legislation has been offered.

Laurie Goldman moved to authorize that a letter be written to Council President Garcetti and Councilmen Koretz and LaBonge supporting the resolution; seconded by Noel Hyun.

VOTE: Unanimous in favor. The motion passed.

7. COMMITTEE REPORTS/PRESENTATIONS:

A. Standing Committees:

i. Planning Committee - David Carrera

- a. Capitol City Grille, 1615 N. Cahuenga: ZA-2011-1473, CUP renewal for Type 47 full line of alcohol. Expand kitchen, addition of live music, off-site parking by lease.,

Laurie Goldman and Curtis Nysmith discussed plans and reasons for changing the concept and operating principle for his present Capitol City restaurant operation from a sports bar to a cantina offering Mexican food. Laurie Goldman reported that CRA has signed off on the changes, that Council President Eric Garcetti and Angela Motta have toured and approved the proposed changes, and advised of plans to meet with LAPD the following day. Ms. Goldman advised that the developer has agreed to a condition providing for a plan approval upon change of tenant/owner/operator. Responding to Scott Campbell's questions, Mr. Nysmith stated his preference that no limit be placed on the cantina's ability to provide live music to its patrons, so long as the reasonable noise standard is not exceeded. David Carrera questioned why a new CUP was being requested and was told that the about-to-expire CUP was not renewable. Ms. Goldman referred to changes that had been discussed by CRA's Kip Rudd.

At David Carrera's request, voluntary conditions were discussed and agreed upon: happy hours from 4pm to 8pm, no more than 50% discount on alcoholic beverages served, live music, no bottle service, and a guarantee that a plan approval be required upon change of owner/operator or tenant. Oliver Netburn asked the length of the about-to-expire CUP and was told that it was originally 7 years. Mr. Carrera stated his support for an additional 7 year CUP.

Scott Campbell moved to recommend that the CHNC Board support the CUP application for the space that is currently Capitol City Grille, to allow live entertainment, off-site parking by lease, happy hour according to the typical CUP conditions, as well as 2 special events per month, and to continue to allow the 6am opening of the English-themed section; seconded by Oliver Netburn.

Alex, the owner of Stout, across the street from the subject location, stated his support of the proposed changes. Sid Friedlander objected to the service of a full line of alcohol.

VOTE: Unanimous in favor.

David Carrera reported on the new voluntary conditions: addition of live music, expansion of the kitchen, off-site parking by lease, happy hours from 4pm to 8pm, no more than 50% discount on alcoholic beverages served, no bottle service, no more than 2 special events per month and a guarantee that a plan approval be required upon change of owner/operator or tenant.

Laurie Goldman reported on a LAPD meeting at which the developer agreed that no bottle service should be allowed, and stated that approval has been obtained from the CRA and the Council office. Curtis Nysmith discussed his plans for the changed venue and other projects on which he is working.

David Carrera moved to approve the PLUM Committee recommendation; seconded by David Ambroz.

Debbie Wehbe advised that not putting a limit on the number of musicians could leave room for interpretation. David Ambroz remarked that allowing live mariachi bands could have unplanned repercussion and asked about provision for parking.

Grant King stated his support of Curtis Nysmith's efforts and asked Mr. Nysmith to discuss the LAPD's enforcement of Mr. Nysmith's CUP.

Laurie Goldman and Grant King left the room.

VOTE: 5 in favor; 1 abstention (Debbie Wehbe)

- b. 6715 Lexington/1201 Las Palmas/1206 McCadden: VTT-71608-SL, ZA-2011-1675-ZAA, ENV-2011-1676-EAF: demolish 13 existing units and build 24 townhouse-style homes; each unit will be 3 stories, 2-car attached parking, 3 bedrooms, 3 bathrooms, 1,800sf, w/ roof top deck; Seeking a Vesting Tentative Tract Map, a Zoning Adjustment for height 5' beyond the permitted height allowed, relief from potential street dedication and street widening, a number of minor zoning adjustments such as setback and passageway deviations, and an early start variance to begin construction prior to Final Map recordation.

Brian Gelt advised that a historical significance survey of the property proposed for demolition did not result in a finding of any historical significance, which was communicated to the City of Los Angeles Office of Historic Resources, who concurred with the finding. Survey LA and the CRA also supported the finding of no historic significance.

Jay Vanos, architect, reprised an earlier presentation and provided a description of the existent property, and the adjacent neighborhood. Mr. Vanos then discussed the proposed development and described plans for the changes and improvements made as a result of feedback obtained at the earlier CHNC PLUM presentation and ended with a discussion of the street dedication. Scott Campbell asked about parking for guests; Brian Gelt responded that the proposed curb cuts add 6 spaces to available street parking; there was extensive discussion of parking being provided by the development; mention was made of support offered for a preferential parking district and bike racks that can be installed for community use. The changes made to the roof as a result of feedback received were then discussed. David Carrera questioned setbacks; Mr. Vanos stated that Las Palmas there was a 7 foot dedication (12 feet from existing), 15 from existing on McCadden, and 10 feet from existing on Lexington. There was discussion about current adjacent property setbacks and enforceable guidelines. Mr. Carrera voiced his concern about the development not providing guest parking. Ron Friedlander, a stakeholder, also stated concern about parking. Sid Friedlander stated that the development would not appeal to older people. There was additional discussion about setbacks. Mr. Gelt stated that his investment group had no interest in other property on Las Palmas.

Oliver Netburn moved to conditionally approve the proposed small lot subdivision, with the provision that additional guest parking be provided (for a total of 6 parking spaces), that the roof level stairwells be moved to the other side of the unit, further away from the street, to support the request for the additional one foot for the unit, three feet for the railing and an additional one-half foot, that only a three foot railing be permitted on the front yard, landscape plan and automatic irrigation on rooftops; seconded by Scott Campbell.

VOTE: Two in favor (Oliver Netburn and David Carrera); one opposed (Scott Campbell).

There was discussion about the Small Lot Subdivision Ordinance as well as the guidelines published for that ordinance

Debbie Wehbe and Alwin Sumirat recused themselves.

Jay Vanos, architect, reprised earlier PLUM presentations and noted the changes made as a result of input obtained from those presentations.

David Ambroz spoke in favor of the proposed development, as did a stakeholder, who advised that parking at night is a problem because of the nearby nightclubs.

David Carrera moved to approve the PLUM Committee recommendation, with the condition that the developer include down-lighting, a dog waste station, and a provision for water retention; Laurie Goldman seconded.

VOTE: 1 in favor; 5 opposed.

David Ambroz moved to approve the PLUM Committee recommendation, without mention of guest parking, and with the additional conditions that the developer include down-lighting, a dog waste station, and a provision for water retention; seconded by Laurie Goldman. VOTE: 5 in favor; 1 opposed.

- c. Hollywood Café, 6554 Hollywood Blvd.: ZA 2011-1369-CUB, to permit the sale and consumption of beer and wine only in conjunction with a 2,463 sq ft restaurant seating 55 patrons and having hours of operation from 10:00am to 2:00am Sunday through Thursday and 10:00 am to 3:00am Friday and Saturday.

Eddie Navarrette presented a proposal to convert an existing retail use to provide casual Indian food catering for pedestrian traffic. Mr. Navarrette introduced developers Kumar Patil and Haroun Khatar (sp?). There was discussion about the prospective operators' previous restaurant experience.

Oliver Netburn moved to recommend that the CHNC Board conditionally approve Urban Masala at 6554 Hollywood Boulevard with the conditions that the restaurant be allowed to offer happy hour between 4pm and 8pm, with a 50% maximum discount on alcoholic beverages, hours of operation to indicate when beer and wine may be served, to allow no more than 24 special events per calendar year, and that CHNC standard conditions be incorporated; seconded by Scott Campbell.

VOTE: Unanimous in favor.

David Carrera moved to accept the PLUM Committee recommendation; seconded by Noel Hyun.

Eddie Navarrette advised that this is not an expedited case.

VOTE: Unanimous in favor. The motion passed.

ii. Mansfield Garden

Debbie Wehbe requested that removal of a \$1500 allocation be placed on the next agenda.

iii. De Longpre Park Ad Hoc Committee

Oliver Netburn advised that a meeting will be held within the next week and invited anyone interested to attend.

B. Ad Hoc Committees

i. Web Site Committee

(Taken out of order) Grant King, Tricia La Belle provided an update. Mr. King reported that Oliver Netburn will be the new CHNC blogger.

ii. Hollywood Community plan ad hoc committee.

Laurie Goldman advised that community members are unhappy with the rumor of additional delay publishing a new Hollywood Community Plan, and that Hollywood Studio District has asked that a meeting be held with interested stakeholders with Michael LoGrande.

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

There was discussion of a CHNC-sponsored letter plagiarized by a stakeholder.

9. **ADJOURNMENT**

The meeting adjourned at 9:15pm.