



Adopted Board Meeting Minutes
April 27, 2009

6501 Fountain Avenue at Wilcox
Los Angeles, California 90028

1. CALL TO ORDER AND ROLL CALL

Debbie Wehbe called the meeting to order at 6:23 pm. Board members present: Laurie Goldman, Elizabeth McDonald, Debbie Wehbe, Scott Campbell, Lydia Milars, and Alwin Sumirat. Jacques Massachi arrived at 6:30 pm.

2. CHNC 101

When does the Brown Act apply to committee meetings? Can stakeholders hold Ad Hoc Committee meetings and work on issues outside of regular CHNC committee meetings?

Debbie Wehbe advised that this Agenda item is intended to inform stakeholders about the Neighborhood Council and went on to describe how application of the Brown Act affects the way CHNC conducts business. Copies of the information Ms. Wehbe provided were provided to meeting attendees. Ms. Wehbe noted that the presence of two CHNC Board members on an ad hoc committee that includes stakeholders does require that an agenda be published according to the provisions of the Brown Act.

3. MINUTES REVIEW AND APPROVAL—MARCH 2009

Postponed, because the wrong Minutes were provided.

4. REPORTS/COMMENT FROM ANY GOVERNMENT REPRESENTATIVE IN ATTENDANCE

No government representatives were present.

5. PUBLIC COMMENT ON ITEMS NOT ON AGENDA WITHIN THE BOARD'S SUBJECT MATTER JURISDICTION

Lucille Saunders, representing the Melrose Neighborhood Association, advised that the City of Los Angeles PLUM Committee hearing, at which the LaBrea/Willoughby Gateway project will be reviewed, will take place May 26, 2009, after the City elections. Ms. Saunders stated that her group's objection

to the proposed development is the result of the massing and height proposed.

(Taken out of order) Michael Miklos, representing the English Department of Los Angeles City College, appeared to request consideration for funding a LACC awards program that is due to take place on May 14, 2009. Mr. Miklos provided his contact information (miklosmj@lacitycollege.edu). This item may be discussed at a later meeting.

6. PRESENTATION

CHNC outreach - website, online presence, and maintenance for the 09-10 year

Billy Pollina, Marketing and Advertising Consultant, presented a proposal for outreach, with the intent to improve the website's appearance, provide insight on the work CHNC has done and is doing, and improve the CHNC's ability to reach out to the community.

Roman, a stakeholder, advised that there are security issues inherent with the use of Constant Contact, an outreach tool that is being proposed for use. Roman advised that Constant Contact's ability to profile recipients based on their e-mail usage is a security risk for a government entity. Scott Campbell discussed the difficulties that have presented themselves with regard to disseminating information to CHNC stakeholders via e-mail.

7. OFFICER REPORTS

Debbie Wehbe explained that a moratorium is planned for changes to Neighborhood Council By-Laws and discussed what must be the same for all NC By-Laws and what can be different. Ms. Wehbe noted that any appropriate changes regarding elections must be submitted to DONE by May 15, 2009, or by September 1, 2009 for any other By-Laws changes. Ms. Wehbe reported that she will be out of town and unavailable for the scheduled May 25, 2009 CHNC Board meeting.

Laurie Goldman moved to set the May meeting to May 18, 2009; seconded by Lydia Milars.

VOTE: Unanimous in favor.

Scott Campbell and Debbie Wehbe will review the current CHNC By-Laws for the purpose of noting any proposed changes.

Debbie Wehbe asked for suggestions regarding possible line items for the 2009-2010 budget, with the caveat that there may be as much as a 10% reduction. Laurie Goldman, Debbie Wehbe and Jacques Massachi will review the budget; this item will be discussed at the May 2009 meeting.

Alternative Posting Sites- Laurie Goldman- Report on locations willing to post to take the place of the Hollywood Schoolhouse, 1233 N. McCadden Place, Los Angeles, 90038, and St John's Armenian Church, at Vine and Lexington.

Laurie Goldman advised that five additional posting locations have been proposed for the Hollywood Chamber of Commerce, Montalban, Boho Restaurant, Citizen Smith and Kitchen 24 on Cahuenga. Scott Campbell suggested that only two locations are needed. There was discussion of appropriate location; it was decided that the Hollywood Chamber of Commerce is acceptable, but that another posting location closer to Melrose and Vine is also needed.

Laurie Goldman moved to include the Hollywood Chamber of Commerce office as a posting location; seconded by Scott Campbell.

VOTE: Unanimous in favor. The motion passed.

8. PLANNING LAND USE AND MANAGEMENT PRESENTATION

Debbie Wehbe and Jacques Massachi recused themselves.

- a. Restaurant expansion/CUP, The Corner Café Highland Ave just south of Lexington

Ferris Wehbe advised that a very early intent for the creation of the Hollywood Business Improvement District was to create a pedestrian-friendly environment that was fostered by the former occupant of the subject property. Mr. Wehbe explained how the Corner Café came to be opened, to take the place of Doughboys Restaurant. Mr. Wehbe discussed plans for expanding the operation and for the application for a full liquor license, with the ability to expand to a 24 hour operation. Scott Campbell asked for clarification of conditions sent to Mr. Wehbe for review and stated that the PLUM Committee recommended that the CHNC support the proposed development, subject to the standard CHNC voluntary conditions already received. There was discussion about live entertainment; Mr. Wehbe agreed to limit live entertainment to three piece, non-amplified group.

Lydia Milars moved to accept the recommendation of the PLUM Committee; seconded by Laurie Goldman.

VOTE: Unanimous in favor. The motion passed.

David Carrera recused himself.

- b. Leland Way condos. Applicant/appellant updating the community on modifications of the project. This project has been opposed by CHNC in the past due to incompatibility with the neighborhood. *PLUM recommendation—CHNC Board should not support both the commercial parking for Cat & Fiddle and the condos. The zoning allows the condos, not the requested commercial parking. Non-opposition may be considered for one or the other, but not both.*

There was no one representing the Leland Way Condominium project developer present at the meeting. David Carrera summarized the project's history, noting that the CHNC Board voted to oppose the project as presented, and that the City's decision was to grant 11 condominiums, a 12 foot front yard (instead of 15 feet), and five foot rear and side yard setbacks, and were held to 30 feet in height. The commercial parking was found by the City Attorney and Planning to be illegal and the developer filed an appeal regarding the height limit and commercial parking. Mr. Carrera stated that an appeal had been filed by a stakeholder group regarding the rear yard setback and another aspect. The developer asked for a continuance and was said to be modifying the project. Mr. Carrera stated that the modifications presented at the recent PLUM Committee meeting fail to adequately separate commercial parking from residential, increase the project's height to 31 feet, and does not provide for handicapped parking. Mr. Carrera stated that his objection to the proposed development center on the project's massing, and asked that the CHNC Board continue to oppose the project and to support his challenge to the rear yard setback allowance. Mr. Carrera stated that the Planning Department's decision regarding that rear yard was based on inappropriate application of current legislation, and went on to describe his objections and concerns in detail. Mr. Carrera answered questions from the Board regarding the project.

Joe Olivera stated his support of the provision for extra parking, but objected to subterranean parking.

Lucille Saunders advised of a ruling regarding SB1818 made by Judge McNoo, and stated her support of the Leland Way neighbors' position and opposition to the proposed development. Scott Campbell, Laurie Goldman and David Carrera advised that this project's circumstances do not apply to the SB1818 injunction.

Laurie Goldman moved to continue to oppose the Leland Way condominium project and to support challenges filed by David Carrera and Maria Hinton. In addition, either condominiums or commercial parking are acceptable but not both; seconded by Lydia Milars.

VOTE: Unanimous in favor. The motion passed.

- c. Argent/Millennium project around the Capitol Records Building. This major project is outside the boundaries of CHNC by less than a block within Hollywood United NC. Plans include high-rise towers, hotel, office, and residential development. Information only presentation.

Scott Campbell advised that the PLUM Committee recommended that CHNC continue to stay informed and involved.

- d. Security Bank Building, Hollywood & Cahuenga, entitlement request for a hotel, restaurant, and club (basement level) . This project is in Hollywood United NC's boundaries, directly across Hollywood Blvd from CHNC. Ira Handelman. *PLUM recommendation—As the secondary NC, support of conditions previously submitted (no dance floor; roof closing at 1:00 a.m.; 1 year plan approval with Planning Dept).*

Ira Handelman introduced Richard Rivere and Mark Borkowski and provided a brief summary of the proposed development project. Mr. Rivere reprised the presentation made to the PLUM committee. Ira Handelman reported Hollywood United Neighborhood Council (HUNC) approval with the following agreed-upon conditions: rooftop venue will close at 1 am, the restaurant/basement venue will close at 2 am, no dance permitted and no dance floor. Mr. Handelman then summarized benefits to the community that this project offers. Scott Campbell advised that the CHNC PLUM Committee voted to support the proposed hotel operation, not oppose the basement supper club and proposed rooftop operation but was silent on closing time and noted closing times approved by HUNC. David Carrera stated his preference for a 1am closing time for all proposed venues. Responding to Jacques Massachi's question, Mr. Rivere stated that a name and an operator have not yet been chosen. A stakeholder referred to the Roosevelt Hotel's rooftop operation; Mr. Handelman stated that the proposed rooftop venue is in no way intended to be like that of the Roosevelt. Dege Contee remarked that water consumption is an issue for a project of this size and should be taken into consideration. Konstantin Chigrin stated his support of the project as presented, based on his research of the project's developers. Responding to Debbie Wehbe's comment regarding water use standards, Mr. Handelman stated that Building and Safety requirements are the driving force, and that decreased water consumption is a priority.

Lydia Milars asked if the project's developers will pursue Leeds certification. Mr. Rivere stated that the building will be more energy efficient than it was, but that the developer has not yet decided if Leeds certification will be pursued.

Debbie Wehbe moved, as the secondary Neighborhood Council, to support the CHNC PLUM Committee's recommendation and the recommendation for support made by Hollywood United Neighborhood Council (rooftop venue will close at 1 am, the restaurant/basement venue will close at 2 am, no dance floor and a one-year plan review); seconded by Jacques Massachi.

There was further discussion of David Carrera's objection to a 12 pm closing time.

VOTE: 6 in favor; David Carrera abstained. The motion passed.

- e. yummy.com. Food/beverage delivery service warehouse on Mansfield N, of Santa Monica. Needs a type 21 sale of alcohol license. *PLUM recommendation—Support with conditions.*

Michael Nyzen reprised the presentation made to the PLUM Committee and advised that the proposed move is the result of having lost the lease for yummy.com's present Hollywood location at 1135 North Mansfield. The Type 21 license is intended to allow delivery of alcohol. Mr. Nyzen referred to conditions agreed upon at the PLUM meeting. Scott Campbell asked if the owner had further considered a membership only option. Barnaby Montgomery, owner, stated that his attorney indicated a membership only operation would be problematic, and initiated a discussion of limitations imposed to discourage walk-in business, including a \$15 bottom limit for walk-in customers. Mr. Montgomery stated that there will be no commercial signage on the property. Responding to Jacques Massachi's questions, Mr. Montgomery referred to the PLUM Committee's concern about usage of the Type 21 license by a future occupant of the property.

Scott Campbell advised of the PLUM Committee's support of the proposed Type 21 liquor license and referred to the developer's agreement to the standard CHNC Type 21 conditions with no changes, and also agreed to no storefront operation, the \$15 minimum purchase, appointment only for purchases at the location and no commercial signage.

Jacques Massachi asked for location information for the new location and was told that it is in the middle of the block and does have adequate parking available.

Devin Streicher advised that yummy is well managed and has his support.

Laurie Goldman moved to accept the PLUM Committee's recommendation and to support the project as presented.

VOTE: Unanimous in favor. The motion passed.

- f. Soi 56 Restaurant. Existing restaurant at Selma and Cahuenga requesting a beer/wine (type 41) alcohol license. *PLUM recommendation: support, with no dancing, 3 piece non-amplified music, CHNC type 41 conditions.*

Ross Stephenson summarized the presentation made to the PLUM Committee for client William Heinzman, and provided packages describing the proposed replication of the Bangkok street scene. Scott Campbell summarized the major issues regarding the proposed restaurant: 2am closing time, no dancing and deferring to the LAPD Vice department regarding security issues. Mr. Stephenson stated that a presentation to LAPD Vice has not yet been made, although Officer Richey is aware of the project. Laurie Goldman stated her reluctance to vote without a LAPD recommendation.

Laurie Goldman moved to postpone discussion of Soi 56 until the May CHNC Board meeting, pending review by LAPD; seconded by Elizabeth McDonald.

Jacques Massachi remarked that the project does not have sufficient parking.

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

This project will be presented again at the May 18, 2009 CHNC Board meeting.

- g. Treasurer's Report and Funding Requests

Debbie Wehbe provided copies of an update on allocated funds, available funds, and current requests for funds and noted that funds over a certain amount would be rolled back to the City if left unspent and therefore immediate action should be taken. There was discussion about encumbered funds. It was agreed that funding for the Hollywood Freeway Cap Park will be discussed at the May 2009 meeting and that

consideration of funding for Project Soar will be deferred to the 2009-2010 budget.

Laurie Goldman moved to contribute \$2000 to the HBT annual fundraiser; seconded by Elizabeth McDonald.

VOTE: Unanimous in favor. The motion passed

Lydia Milars moved to reaffirm support for the Hollywood Recreation Center and to authorize the expenditure of up to \$5000 for the Hollywood Recreation Center's purchase of uniforms for HRC youth teams; seconded by Laurie Goldman.

VOTE: Unanimous in favor. The motion passed

Laurie Goldman moved to authorize the expenditure of up to \$5000 for beautification within CHNC's jurisdiction; seconded by Elizabeth McDonald.

VOTE: Unanimous in favor. The motion passed.

Rachel Paap asked if funds unspent from the 2007-2008 budget that were allocated were still available. Purchase of billboard space and the PAWS program were discussed.

Laurie Goldman moved to authorize up to \$200 to replace the recorder that went missing at the most recent PLUM Committee meeting; seconded by Lydia Milars.

VOTE: Unanimous in favor. The motion passed

Billy Pollina offered to explain how funds expenditure could benefit the CHNC. After further discussion, the Board agreed to appoint a committee to review the proposed marketing plan, which Debbie Wehbe pointed out will be reviewed for funding in the 2009-2010 budget.

Debbie Wehbe advised that attention to detail must be paid with regard to how funding requests are presented to DONE. There was discussion about how funding requests from stakeholders should be presented to CHNC.

9. FILLING THE VACANCY ON THE BOARD

Postponed.

10. COMMITTEE PRESENTATION

Beautification

Lydia Milars invited everyone to attend the upcoming neighborhood clean-up effort.

Barton Avenue and Hudson Avenue Area Committee

Lydia Milars reported on a recent meeting she had with the Hudson Terrace people regarding the Barton Avenue area.

Animal Welfare

Rachel Paap provided documentation regarding the April 18, 2009 Pets in the Park event held at the Hollywood Recreation Center including photos and a final budget. Ms. Paap noted that support from HUNC as well as Council Districts 4 and 13, and called the event successful—a total of 6 animals were adopted on the spot and a final tally of 18 adoptions for the day. Ms. Paap also mentioned how the event was advertised and publicized in the community.

Street Closure Committee of CD 13

Debbie Wehbe noted that funding for www.navigatehollywood.com should be considered for the 2009-2010 budget.

11. COMMENT BY BOARD MEMBERS ON ITEMS NOT ON THE AGENDA

Scott Campbell advised that the conditions agreed upon at the presentation made for the Corner Café earlier in the meeting were not the conditions agreed upon by the developer prior to the meeting. Because the developer was no longer present, it was decided that he should be given the opportunity to be present when a vote is taken.

12. ADJOURNMENT

Laurie Goldman moved to adjourn at 9:01 pm; seconded by Lydia Milars.