



**Adopted Board Meeting Minutes  
Monday, January 28, 2013  
Hollywood City Hall, Large Conf Room  
6501 Fountain Avenue (at Wilcox), Los Angeles, CA 90028**

**1) CALL TO ORDER**

Laurie Goldman called the meeting to order at 6:38pm. Board members present: William Alvarez, David Carrera, Denise DeCarlo, Laurie Goldman, Tricia LaBelle, Grant Linscott and Debbie Wehbe.

**2) PUBLIC COMMENT**

Khalid Dawson, representing Fire Chief Emile Mack, Council District 13 City Council candidate, discussed Mr. Mack's qualifications, experience, commitment to Los Angeles, and his agenda for issues that have arisen in the City.

Amanda Cotzlo, representing former Public Works Commissioner Jonathan Choi, discussed Mr. Choi's qualifications, experience, and vision for Los Angeles.

**3) MINUTES REVIEW AND APPROVAL**

November 2012

There being no objection, the Minutes were approved unanimously.

**4) REPORTS/COMMENTS FROM GOVERNMENT REPRESENTATIVES**

(Taken out of order)

Sharon Shapiro, Field Deputy for Councilman Tom LaBonge (CD4) reported that the County's annual homeless count will take place on January 31, 2013 starting at 10pm, discussed why the count is done and asked that she be contacted if any stakeholder is interested in participating in the count.

Angela Motta, Field Deputy for Councilman Eric Garcetti (CD13) advised that the Vine Street parking garage is scheduled to open on Monday, February 4, and announced that the proposed valet ordinance is scheduled for committee review in March 2013. Ms. Motta reported that Councilman Garcetti will deliver his final state of Hollywood address on Thursday, January 31; Ms. Motta invited interested stakeholders to attend the event, sponsored by the Hollywood Chamber of Commerce, which will take place at the Taglyan Center.

**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 most recent Treasurer's report, advised that there are outstanding amounts to be paid to Scott Campbell, Debbie Wehbe and Linda Lee. Ms. Wehbe stated that \$4876.90 has been spent to date.

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

[Post Office Box 93907, Hollywood, California 90093](mailto:info@centralhollywood.org)

Debbie Wehbe advised that \$31,000 remains in the CHNC budget as yet unspent.

C. DONE Timeline for Payments

Debbie Wehbe discussed deadlines that are set by DONE. It was clarified that any new funding requests must go to Denise DeCarlo.

**Denise DeCarlo moved to authorize that a letter be written to the Planning Department advising that correspondence be directed to the CHNC Mailbox; seconded by Debbie Wehbe.**

**VOTE: Unanimous in favor.**

D. New Funding Requests

Hollywood Arts Council is requesting \$2500 for the Children's Art Festival to be held in August 2013. This issue will be discussed at the next CHNC Board meeting.

**6) PRESENTATIONS/ITEMS FOR DISCUSSION/POSSIBLE MOTION ON EACH:**

A. Franklin-Ivar Park update

Terri Gerger presented photos of the proposed Franklin-Ivar Park area, explained the terms of the \$2 million grant that was made to fund creation of the pocket park, asked for suggestions from stakeholders for elements of the park, and indicated the intent to request assistance from area NCs for bike racks.

Responding to Michael Popwell question, Terri Gerger stated that the park will be fenced and gated.

B. Digital Billboards

No presentation was made.

C. Posting procedures for CHNC agendas

Laurie Goldman suggested that CHNC meeting agendas be posted on the DONE website. David Carrera suggested DeLongpre Park; Denise DeCarlo volunteered posting sites at Grub (Seward and Barton) and Jenny's Kitchen (Vine and Santa Monica). The library remains as a posting site, as does Hollywood City Hall.

David Carrera will take responsibility for posting PLUM/Board agendas at DeLongpre Park and PLUM agendas at Hollywood City Hall; Denise DeCarlo will be responsible for posting agendas at Grub and Jenny's Kitchen; Linda Lee will ensure agendas are forwarded to DONE and the CHNC website for posting. It was clarified that time stamped photographic proof will be made for each posting. Mr. Carrera stated that Scott Campbell will continue to be responsible for posting CHNC Board agendas at Hollywood City Hall.

**David Carrera moved to accept posting locations as discussed: DeLongpre Park, Grub, Jenny's Kitchen, Hollywood City Hall, and the DONE website; seconded by Denise DeCarlo.**

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

- D. Consideration of Support or Opposition to Council File No. 12-1914-S1, a request to rename the area bordered by Sunset, Wilcox, Melrose and Gower, as "Peru Village"

Laurie Goldman reported that Councilman Eric Garcetti has indicated support of the proposed renaming of the area between Sunset and Melrose, Wilcox to the west, and Gower to the east.

Tanya Tapia explained the historic precedent and rationale for renaming of the designated area, discussed the positive possible beneficial effects, noting support from Hollywood Chamber of Commerce and discussing possibility of creating a bridging cultural influence.

George Abou-Daoud presented his perspective on maintaining the current Hollywood "brand" and introduced Phil Mershon (sp?), who discussed historical items of interest in the subject area that have no association with Peru. Mr. Abou-Daoud advised that the Hollywood Chamber of Commerce Board never voted to support renaming an area of Hollywood as Peru Village.

Debbie Wehbe also provided a perspective on items of historic interest that reach much further back than the influx of Peruvian residents in the 1960s.

Angela Motta explained Councilman Garcetti's position, noted that there is room for negotiation, and explained the process by which the City of Los Angeles will review the request.

Laurie Goldman suggested that the renaming proponents also contact the Hollywood BID.

Tricia LaBelle moved that the CHNC support the designation of Sunset and Vine as it is currently described, not to change the designation as Peru Village; seconded by David Carrera.

David Carrera suggested an amendment to the motion.

Tricia LaBelle amended her motion to state that the CHNC support the renaming of the area bounded by Willoughby, Vine, Gower and Melrose; seconded by Denise DeCarlo.

There was discussion about changing the area to include one block on either side of Vine from Gower to Melrose.

Tricia LaBelle retracted her motion; Denise DeCarlo retracted her second.

**Tricia LaBelle moved to table the issue until the February 2013 CHNC Board meeting; seconded by Denise DeCarlo.**

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

Debbie Wehbe asked that the economic benefits posited be provided at the February 2013 meeting. George Abou-Daoud asked why Peruvian investors are not interested in investment unless renaming takes place.

## **7) COMMITTEE REPORTS/PRESENTATIONS**

Debbie Wehbe left the meeting.

A. Standing Committee Appointments

**Denise DeCarlo moved to accept Scott Campbell's recommendation that David Ambroz be appointed to the CHNC PLUM Committee; seconded by Laurie Goldman.**

**VOTE: 3 opposed; 2 abstentions.**

Debbie Wehbe returned to the meeting.

B. Director of Animal Welfare

Oliver Netburn discussed possibilities for animal welfare events, and asked for authorization to discuss summer events with non-profit animal welfare groups.

C. Standing Committees

i. Planning Committee

- a. **1133 N. Vine St.:** CPC-2012-2734-GPA-ZC-HD-CU-SPR, demolition of an existing 54-guest room motel and replaced with a new 112 guest room motel including a 661 sq. ft. cafe at ground level, totaling 90,599 sq.ft., 66' 6" in height with 63 on-site parking spaces

***Scott Campbell moved to recommend the CHNC support general plan amendment, zone change, height district change, site plan review and conditional use to allow for the proposed changes (demolition of an existing 54-guest room motel and replaced with a new 112 guest room motel including a 661 sq. ft. cafe at ground level, totaling 90,599 sq. ft., 66' 6" in height with 63 on-site parking spaces), with the condition that the South, West, and a portion of the North elevation have either more articulation, glazing or some kind of different materials to make them stand out more than what was presented, and that there be a 500 foot radius notification prior to the CHNC Board meeting; seconded by Oliver Netburn.***

***VOTE: Unanimous in favor; the motion passed.***

Sheryl Brady advised that the 500 foot notification was done, as requested. A stakeholder stated that the proposed change is a healthy one, and that a change in clientele would be a good thing.

**Tricia LaBelle moved to support the PLUM Committee recommendation; seconded by Denise DeCarlo.**

David Carrera stated that he no longer supports the PLUM Committee recommendation, noting that the operation appears to have been poorly run and is not an asset in the community. Mr. Carrera stated that he had sought feedback from LAPD and from CD13. Mr. Carrera stated his preference that there be no ingress/egress from the property on Lillian Way. Denise DeCarlo advised that the current operation does not appear to be an asset to the community. Tricia LaBelle spoke in favor of the proposed change, noting that such a significant amount of investment would be a positive change. Debbie Wehbe voiced concern that the property would be sold once entitlements have been obtained. Laurie Goldman referred to emails received from nearby residents regarding ingress/egress on Lillian Way. Oliver Netburn advised that the PLUM recommendations to the owner had been adhered to in the changes proposed.

**Tricia LaBelle and Denise DeCarlo accepted David Carrera's recommendation regarding no ingress/egress on Lillian Way.**

David Carrera stated residents' preference that the project's height be limited on Lillian Way.

**VOTE: Unanimous in favor.**

- b. 921-933 Highland Ave., 926, 928 Citrus Ave.: CPC-2012-3028-CU-ZV, change of use of manufacturing building to a private tutoring center with 17 parking spaces. *Scott Campbell moved to recommend CHNC Board support 9 Dots CUP of 921- 933 Highland Avenue and 926-928 Citrus for school in a manufacturing zone and a zone variance regarding parking to allow provision of 17 spaces across the alley, with the conditions that traffic not turn east on Willoughby, that a street tree be replaced, that to the extent possible without losing parking spaces that tree(s) be planted, that dog waste stations on alley and on Highland be installed and maintained on the property, recommending a right turn only onto Willoughby and requiring plan approval in instance of change of owner/operator; seconded by Oliver Netburn.*

*VOTE: Unanimous in favor.*

Josh Taylor described 9Dots services on offer to area youth, reported on academic improvement noted by students receiving services from 9Dots, and discussed plans for the proposed conversions. Jonathan Lonner advised that support has been given by the Hollywood BID.

**David Carrera moved to support the PLUM Committee recommendation, however, changing the requirements that a dog waste station be installed on Citrus, rather than Highland, and removing the right turn restriction onto Willoughby; seconded by Tricia LaBelle.**

Debbie Wehbe stated that the right turn onto Willoughby should be kept in the motion. There was discussion about whether the motion should be amended.

**Vote: 6 in favor; 1 opposed (Debbie Wehbe).**

- c. Vine Street Medians: Discussion, possible recommendation to the Board to seek from the City to design and install landscaped medians along Vine Street from Hollywood Boulevard to Melrose Avenue

*Oliver Netburn moved to recommend that the CHNC Board consider seeking third parties to fund and support the installation of medians along Vine Street, with design consideration to be determined at a later date; seconded by David Carrera.*

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

David Carrera moved that the CHNC Board seek third parties to fund and support the installation of medians along Vine Street from Melrose to Sunset, with design considerations to be determined at a later date; seconded by Tricia LaBelle.

Oliver Netburn stated that no obstruction of traffic would occur. Laurie Goldman stated that, since Vine Street is not as wide as Highland, installation of medians may not be appropriate, and stated that CHNC should consider feasibility of installation of medians.

David Carrera withdrew his motion.

**Laurie Goldman moved that CHNC discuss medians for traffic calming measures along Vine with the Planning Department, DOT, CD13, CD4; seconded by David Carrera.**

Joe Olivera spoke against installing medians on Vine Street. George Abou-Daoud stated he did not support medians on Vine Street as well.

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

- d. Sadie, 1638 Las Palmas: ZA-1995-282-CUB-CUX-PA2, Plan Approval to existing restaurant, and modification of conditions # 5 (open at 8 a.m.), #10 (live CUP to continue a full line of alcohol to an existing 7080 square foot, 357-seat entertainment and dancing), #12 (twelve additional private events per year), #24 (security), # 27( advertise live events).

*David Carrera moved to recommend that the CHNC Board not oppose Sadie's request for a Plan Approval with regard to requests to change conditions #5, #10, #12, #24, #27, #43 and #60 subject to agreement with LAPD, and not support changes to conditions #59, #62 and #63; seconded by Oliver Netburn.*

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

Michael Gonzalez explained the rationale behind the request being made by Sadie, noting the intent to operate from 8am for public service (breakfast) to 4am, with dancing and live entertainment to stop at 2am, consistent with state law, and discussing the removal of language in the conditions listed not appropriate for a CUP that pertain to state law, and discussed the language in each of the relevant conditions.

**David Carrera moved to support the PLUM Committee recommendation; seconded by Tricia LaBelle.**

Laurie Goldman opined that, although CHNC's policy regarding cover charges is clearly stated, the concessions given Sound would create an unfair advantage. Tricia LaBelle advised that conditions regarding alcohol sales and consumption are against Article 20 of the California Constitution. David Carrera discussed why he considered conditions 59, 62 and 63 should remain unchanged in the CUP. Debbie Wehbe advised that the text of conditions being discussed should be included for reference during a meeting.

Michael Popwell advised that Crossroads supports Sadie's.

**VOTE: 5 in favor; 1 opposed; 1 abstention.**

**Laurie Goldman recused herself. Denise DeCarlo assumed the gavel.**

- e. Millennium Hollywood Project, 1750 N. Vine St.: CPC-2008-3440-ZC-CUB-CU-ZV-HD, covering 4.47 acres next to and across from Capitol Records Building with 1 million square feet of residential, hotel, office, restaurant, retail, sports club, in two high-rise towers up to 585 feet. Recommendation being requested to the Board

*Oliver Netburn moved to recommend that the CHNC Board support the project as presented, with a density of 6:1, as well as support of the project objectives and benefits*

*listed, reserving discussion of height for the CHNC Board, with the development agreements discussed; seconded by David Carrera.*

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

Laurie Goldman introduced Jerry Neuman, John Luciani, Alfred Fraijo and advised that she is employed by Millenium. Mr. Neuman reprised the recent PLUM presentation and discussed how the Millenium project has evolved over the past 7 years of project planning, the design principles that influenced the project. There was discussion about the PLUM Committee's decision to let the height of the project be determined at the Board meeting. After further discussion, Debbie Wehbe advised that unless a motion is made, this issue

**David Carrera moved to support the project at 4.5:1 FAR and a maximum height of 350 feet; seconded by Denise DeCarlo.**

Grant Linscott stated that the proposed height was too much. Jerry Neuman advised that the project will not go forward at 4.5:1 FAR. David Carrera stated his primary concern is that the nearest building is 308 feet. There was discussion about the maximum square footage.

Terri Gerger stated that the project is too large and too tall, and voiced concern about the impact of traffic on the Franklin/Argyle intersection. Laura, a stakeholder, stated that a building of the height proposed should be more well designed. Joe Olivera stated his support of the project as presented. Michael Popwell stated that this master plan development will have a positive effect on the neighborhood and that Crossroads supports the project as presented. Jim ... discussed concerns raised at HUNC's Planning Committee. There was further discussion of concessions Millenium will make that will benefit the community.

**VOTE: 4 in favor; 1 opposed; 1 abstention. The motion passed.**

**William Alvarez changed his vote to oppose the project.**

**VOTE: 3 in favor; 2 opposed; 1 abstention. The motion did not pass.**

**Tricia LaBelle left the meeting.**

- f. The Melt, 6290 Sunset Blvd.: ZA-2009-3610-CUB-PA1, Plan Approval for CUP of Beer & Wine because change of operator, AND seeking change of 3 existing conditions- life grant entitlement, an extension of hours of operation, and the method by which customer age and identification are verified

*Oliver Netburn moved to recommend that the CHNC support the requested Plan Approval at 6290 Sunset Boulevard, for the Melt with hours of operation from 7 a.m. to 2 a.m., with the exception that CHNC remain silent on the method by which customer age and identification is verified, with an 8 year grant life; seconded by David Carrera.*

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

**David Carrera moved to support the PLUM Committee recommendation: seconded by Grant Linscott.**

Laurie Goldman asked why PLUM voted to remain silent on the issue of the method by which customer age and identification is verified. Debbie Wehbe stated that

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PLUM should not have made a decision on this issue. It was explained that PLUM's intent was not to respond to the Melt's request.

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

- g. Next Door Lounge 1154 N. Highland Avenue. Expansion of existing restaurant/lounge. Addition of 83 seats and patron dancing.

*Oliver Netburn moved to recommend that the CHNC Board approve the Conditional Use Permit at 1154 N. Highland, as presented, and that any outstanding issues be discussed at the CHNC Board meeting.*

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

**David Carrera moved to accept the PLUM Committee's recommendation for ZA-2012-3556-CUB-CUX for the Next Door Lounge; seconded by Laurie Goldman.**

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

- ii. Outreach Committee  
Web Site
- iii. Beautification Committee
  - a. Highland Ave Committee

Debbie Wehbe provided a brief update on the adopt-a-median program.

- b. Mansfield Community Garden

Debbie Wehbe advised that the 2013 Gardeners Agreement was amended; this will be included on the website, and discussed how prospective gardeners can apply for a garden plot.

- c. De Longpre Park

Oliver Netburn advised that he is working on the issue of improvements on the park interior and entryway, and discussed plans to include a bulletin board approved for installation the park.

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

None noted.

**9) ADJOURNMENT**