



**CENTRAL HOLLYWOOD
NEIGHBORHOOD COUNCIL**
Approved Board of Directors Meeting Minutes
Monday, November 28, 2011
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 6:25pm. Board members present David Ambroz, David Carrera, Laurie Goldman, Noel Hyun, Grant King, Scott Campbell, Tricia LaBelle, Debbie Wehbe and Alwin Sumirat.

2. **PUBLIC COMMENT**

Roman Hynizak suggested that video and audio of the CHNC meetings could be posted on the CHNC website, in addition to CHNC official documents (budgets and letters as well as what is already posted).

Oliver Netburn reported that the Television City development at Romaine, Cahuenga and Cole is not going through as it was approved by CHNC last year. The project has been substantially reduced, and the City of Los Angeles has waived the street improvements. Mr. Netburn suggested that the CHNC should discuss street improvements with the Council Office such as a pedestrian crossing at the intersection of Romaine and Cahuenga. This issue will be discussed at the next PLUM Committee meeting.

3. **MINUTES REVIEW AND APPROVAL**

- A. September 2011
- B. October 2011

Laurie Goldman advised that there was a discussion at this meeting of a ban on parking for Halloween on Hollywood Boulevard.

Laurie Goldman moved to approve the September 2011 and October 2011 Minutes; seconded by Debbie Wehbe.

VOTE: Unanimous in favor.

4. **REPORTS/COMMENTS FROM GOVERNMENT REPRESENTATIVES IN ATTENDANCE**

Conrado Terrazas, Senior Field Representative for 45th District Assembly Member Gilbert Cedillo, introduced himself and provided business cards, inviting stakeholders in need of assistance to contact him.

5. **PRESIDENT'S REPORT**

- A. Agenda Setting

Scott Campbell and Laurie Goldman discussed the CHNC procedures in place for setting topics for discussion on CHNC Agendas, as defined by practice and by the CHNC By-Laws.

6. TREASURER'S REPORT

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

Debbie Wehbe provided copies of recent transactions charged to the purchase card within the last month.

Laurie Goldman moved to approve the purchase card transactions presented; seconded by Tricia LaBelle.

VOTE: Unanimous in favor. The motion passed.

- B. Funding Status

(Taken out of order) Debbie Wehbe provided copies of the Treasurer's Report for the current month and requested that the Board consider reallocation of funds at a subsequent meeting.

7. PRESENTATIONS/ITEMS FOR DISCUSSION/POSSIBLE MOTION ON EACH:

- A. Administrative Code Enforcement (ACE) Ordinance Presentation. Pros and Cons of decriminalizing certain enforcement actions by the City of Los Angeles.

John Darnell, Field Representative for Councilmember Paul Koretz, reported that Councilmember Koretz is requesting community support of changes to City codes regarding illegal garage conversions, barking dogs, illegal signage, etc., currently enforced by various City departments. Mr. Darnell discussed how ACE will be administered. David Ambroz asked current status, Mr. Darnell reported preliminary steps being taken. Discussion that followed concerned allowed timing for corrective action, appropriate action and clarification of what ACE is intended to accomplish.

Oliver Netburn asked what mechanism is proposed for prolonged non-compliance, which sparked further discussion of jurisdictions within LA City Department. Mr. Darnell stated that current code already defines jurisdiction of enforcement. Mr. Netburn asked if additional resources will be earmarked for ACE enforcement; Mr. Darnell stated that he could not answer that question at this time. Mr. Netburn then asked if there were plans for allocation of additional resources for enforcement; Mr. Darnell advised that he would refer that question to Councilmember Koretz.

Andrew, a stakeholder, asked what avenues are available for stakeholders to contest citations and was told that these means are already in place.

David Ambroz moved that the CHNC Board support ACE; seconded by Laurie Goldman.

Debbie Wehbe stated that she did not have sufficient information to vote for support.

VOTE: 7 in favor; none against; 2 abstentions (Debbie Wehbe and Alwin Sumirat)

- B. NC Election Questionnaire Discussion and Consensus Discussion for Feedback.

Question: Is your Neighborhood Council willing to postpone elections until 2014...?

CHNC Vote: 7 in favor of postponement.

Question: Regarding future Neighborhood Council elections, rank the options regarding who the Board would prefer to administer elections in the future

CHNC VOTE: Independent Election Administrator

Question: Which method does your Neighborhood Council prefer for electing Board members?

CHNC VOTE: At Polls elections

Question: As an alternative to the above, would you prefer a Town Hall Selection or Town Hall Election process?

CHNC VOTE: The Board chose not to answer this question

- C. The City Council has requested the Department of Neighborhood Empowerment to report back on several motions intended to improve the NC system including training for board members, a regional governance system, a grievance system, and the NC funding program. Draft Reports available at: <http://empowerla.blogspot.com/>

The Board decided not to address this issue.

8. **COMMITTEE REPORTS/PRESENTATIONS:**

A. Standing Committees:

1. Planning Committee - David Carrera

- a. 712-742 Wilcox Ave., 743-749 Cole Ave.: DIR-2011-2129-DB-SPR, new construction of a 3-story 50 ft. high multi-residential building with 103 units with 106,869 sf. of floor space and 144 parking spaces: Density Bonus, Site Plan Review.

Oliver Netburn moved to recommend that the CHNC approve the 103 unit density bonus for the project at Wilcox and Cole with the following conditions: that the haul route be approved using a southbound direction on Wilcox to Melrose, that the applicant look into the Bureau of Engineering (BOE) green street standards and advise which BOE standards should be implemented for the project; that no over in height front yard fence or wall be sought and/or built, that the applicant install doggie waste stations along Cole and along Wilcox frontages, that the applicant study the eastern façade of the southern building to provide more articulation both in the façade and roof element, and that the applicant support preferential parking for the neighborhood; seconded by David Carrera.

VOTE: Unanimous in favor. The motion passed.

David Carrera briefly summarized the presentation made and noted successful efforts made to engage the neighborhood. Mr. Carrera reviewed the conditions discussed during the PLUM Committee meeting and agreed upon by the developer.

Laurie Goldman recused herself.

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

Andrew Colquitt reviewed the earlier presentation to the PLUM Committee. David Ambroz reiterated the conditions he proposed be imposed on the project: downlighting, tree planting improvements to a nearby intersection, and emphasis on "green" elements of the project. Mr. Colquitt described how achievement of Leeds Certification is attained. Mr. Colquitt committed to

improving the intersection, and advised that permission will be sought to plant trees on both sides of the street on Melrose. Mr. Colquitt stated that his company has employed a lighting consultant for past projects and will do so for this project as well.

Jonas Bronk, Design & Development Director for Alliance, discussed the various green building codes that could influence how the project progresses.

David Carrera and David Ambroz agreed to include the following conditions to the motion: Trash coordination, tree planting, intersection improvement, green standards, waiving street improvements. Tricia LaBelle complimented Andrew Colquitt and his company on the project as proposed.

Oliver Netburn asked for more detail regarding eastern façade of the project. Andrew Colquitt discussed what is being considered and what will be possible with permission from the city. There was further discussion of the green elements that could be included in the project.

VOTE: Unanimous in favor. The motion passed.

- b. Café Des Artistes, 1534 N. McCadden Pl.: ZA-2011-2724-CUB, new CUB for the remodel of and 889 sq ft addition to an existing 1734 sq ft restaurant.

Oliver Netburn moved to recommend that the CHNC Board support a new CUB request for 1534 McCadden (ZA-2011-2724-CUB) with the following conditions: a plan approval within 24 months of the Certificate of Occupancy, the retention of the 18 parking spaces currently being maintained for the sole use of the restaurant, that the establishment be allowed to operate until 4am daily, that valet parking be provided for patrons free of charge, and subject to the standard conditions provided by CHNC; seconded by David Carrera.

VOTE: Unanimous in favor. The motion passed.

David Carrera summarized the presentation made at the recent PLUM Committee meeting and the PLUM Committee recommendation. Mr. Carrera then advised that a neighbor has complained about noise that is generated by the venue. Steve Wunderlich, architect, advised that no follow-up on this issue with LAPD has been done. Mr. Wunderlich then advised that a request has been made to expedite the project. He then discussed what will be done regarding the rear patio.

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

Tricia LaBelle advised that a new plan approval could be needed within a short amount of time; there was discussion that an appropriate milestone could be the day the health department signs off on the project. David Ambroz agreed to this change and suggested removing the requirement to provide valet parking; Noel Hyun agreed. There was considerable discussion regarding limitations that can be imposed on music in the patio area. Scott Campbell stated that the issue of music will be reviewed by the PLUM Committee. Mr. Campbell then re-stated the motion made by Mr. Ambroz.

David Ambroz moved to recommend that the CHNC Board support a new CUB request for 1534 McCadden (ZA-2011-2724-CUB) with the following conditions: a plan approval within 24 months of the Health Department sign-off, the retention of the 18 parking spaces currently being maintained for the sole use of the restaurant, that the establishment be allowed to operate until 4am daily, no music on the patio after 2pm, and subject to the standard conditions provided by CHNC; seconded by Noel Hyun.

VOTE: Unanimous in favor.

- c. Over-Height Front Yard Fences: A general discussion and recommendation to the Board for a CHNC stance on front yard fence heights in a R-zone.
Oliver Netburn moved to recommend that the CHNC Board send a letter to Council President Eric Garcetti indicating nonsupport of the creation of an over-height fence district; seconded by David Carrera.
VOTE: Unanimous in favor.

David Ambroz moved to send a letter to Council President Eric Garcetti indicating support of the current process for over-height fence, and do not support of the creation of over-height fence districts, due to their impact on public safety ; seconded by David Carrera.

VOTE: Unanimous in favor.

- d. CRA Repeal of the Revised Amended Design for Development for Signs in Hollywood (Sign DFD). Public Hearing December 1, 2011. If approved, Agency review and approval of sign permit applications for the Hollywood Redevelopment Project Area would become ministerial administrative actions verifying that the City of Los Angeles has approved the applications under the City's laws, rules and regulations.
Status update of referral at last Board meeting.

(Taken out of order) Kipp Rudd reported on the CRA's consideration of their rules concerning signage, indicating that there are two sets of rules in effect and that the City's governance of this issue is appropriate and effective. Mr. Rudd stated he would like to report community acceptance of this action to the CRA Board.

Discussion regarding this issue emphasized the advantages and disadvantages to the proposed action. The Board decided not to act on the issue. Plans were made to hold a joint PLUM/Beautification Committee effort to review the billboard sign issue.

- e. AMPAS Museum relocation to LACMA.
Status update of referral at last Board meeting.

There was discussion about appropriate action. This item was tabled.

2. Beautification Committee

David Ambroz

a. Committee Report

- i. Dog Waste Stations and the Media District BID

David Ambroz stated that the Media District BID has reconsidered its offer of support and discussed the events that led to the decision. This item will be discussed at a future meeting.

b. Mansfield Garden

- i. Coordinator resignation/Restructuring

Scott Campbell advised that Lydia Milars resigned as Garden Coordinator effective November 30, 2011.

- ii. Gardener Committee introductions
- iii. Scott Campbell introduced members of the committee that will take on responsibility for the garden, Destiny and Derby Vance, who discussed their roles and interests with respect to the garden. Mr. Campbell congratulated the gardeners on their commitment to the community.
- iv. Maintenance Issues -- future funding needs

Debbie Wehbe gave a historical perspective on the garden, discussed funding mechanisms, and stated her appreciation of the gardeners' efforts. Ms. Wehbe opined that it is time for the garden to be self-sufficient.

- v. Funding Status -- CHNC & Rotary Club Paid gardener
 - 1. Signage

Scott Campbell suggested that the CHNC consider covering the cost of the garden plots used by Project Angel Food for its constituents. This issue will be discussed at the next CHNC Board meeting.

- c. De Longpre Park
 - i. Funding Request up to \$400 for street trees

David Ambroz moved to approve the funding request to plant street trees in DeLongpre Park; Noel Hyun seconded.

VOTE: Unanimous in favor.

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

Oliver Netburn proposed a Public Safety event to be held at DeLongpre Park. Debbie Wehbe advised that Neighborhood Watch efforts have reactivated in her immediate area. Tricia LaBelle suggested that outreach to the Hollywood BID for support for this issue. David Carrera discussed graffiti problems that have occurred at Blessed Sacrament.

10. ADJOURNMENT

The meeting adjourned at 9:35pm.