



Adopted Board Meeting Minutes
Tuesday, September 29, 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 6:30 pm. Board members present: David Carrera, Alwin Sumirat, Jacques Massachi, Lydia Milars, Debbie Wehbe, and Scott Campbell. Excused absences were noted for Laurie Goldman and Tricia LaBelle.

2. MINUTES REVIEW AND APPROVAL – AUGUST 2009

Scott Campbell moved to approve the August 29, 2009 Minutes; seconded by Lydia Milars.

VOTE: Unanimous in favor. The motion passed.

3. PUBLIC COMMENT

None noted.

4. REPORTS/COMMENTS FROM ANY GOVERNMENT REPRESENTATIVES IN ATTENDANCE

Fabiola Vilchez, Central Area Director, Mayor's Office, provided copies of the new LARx program description, which Mayor Villaraigosa instituted to provide savings on prescription drugs to residents.

Debbie Wehbe asked for Ms. Vilchez's insights about how to encourage stakeholders to attend the upcoming Mayor's Budget conference and the Congress of Neighborhood Councils on October 10, 2009. Ms. Vilchez asked if the CHNC had chosen representatives to attend, described the activities that will take place and how the event was conducted in 2008, and encouraged stakeholders to attend. A stakeholder asked if an agenda for the event is available; Ms. Vilchez asked that the stakeholder e-mail her request so that Ms. Vilchez can respond with the agenda once it becomes available. Ms. Wehbe discussed the Congress of Neighborhood Councils and the workshops that will be given. Ms. Vilchez responded to Scott Campbell's question regarding how the budget conference will be conducted

Stacy Marble, Field Deputy, CD 4, Angela Motta, new Field Deputy for Council President Eric Garcetti and Mitch O'Farrell presented a certificate of appreciation to Debbie Wehbe for her contributions to Los Angeles and to the Hollywood community in particular. Ms. Motta discussed her employment with the City and presented copies of the monthly CD12 report and noted Council President Eric Garcetti's support of the October 10, 2009 event to be held at Selma Elementary school. Ms. Motta promised to provide additional information about the Cahuenga pedestrian alley and the Highland medians at the next CHNC Board meeting, and encouraged stakeholders to contact her. Debbie Wehbe asked if there is any action CHNC should be taking at this time; Ms. Motta stated that soil studies are being undertaken and that there is no CHNC action needed at this time.

5. TREASURER'S REPORT-REVIEW WITH Q AND A

- A. LAPD Bike Patrol – upgrade bikes to motorized or by new motorized bikes, \$2000 to \$4500.

Scott Campbell reported that Captain Beatriz Grmala had initiated discussion about motorizing the Hollywood bike patrol.

LAPD Sergeant Andrew Chao discussed his history with LAPD and the Hollywood district, the need for motorizing the bike patrol, and introduced Harlan Flagg and Adam Berkowitz, Hollywood Electrics representatives. Mr. Flagg described the bike's capacities and potential advantages for LAPD officers, and referred to a Chicago Sun Times article describing use by paramedics. Mr. Berkowitz talked about Hollywood Electrics and the bike manufacturer. Debbie Wehbe asked how many bikes are needed. Sargeant Chao responded that four are being evaluated and referred to the feasibility of purchasing new bikes instead of retrofitting the older bikes already being used by the LAPD bike patrol. Responding to Lydia Milars' question, Mr. Flagg stated that the bikes retail at \$4350. There was discussion about the demonstration bike ride taken. At Mr. Campbell's request, Sargeant Chao reported on retrofitting the bicycles that the reinstated Hollywood Division Bike Patrol already has and discussed training the new bike patrol officers must take. Ms. Wehbe asked what support has been sought from other neighborhood councils and organizations, including the Hollywood Police Support Association. Ms. Wehbe then reported on the CHNC funds available that could be used to purchase one new bike, from the Outreach budget line.

Jacques Massachi moved to authorize the purchase of one new electric bike at a cost of up to \$4500; seconded by Lydia Milars.

David Carrera asked if the price for the new bike is negotiable; Mr. Berkowitz reported that the manufacturer has expressed willingness to knock the price down to cost—\$3900—and to offer a deferred payment arrangement for the purchase of two bikes. Debbie Wehbe and Scott Campbell spoke of the possibility of a coalition of NCs and other agencies supporting the purchase; Mr. Campbell volunteered to liaise with the other Hollywood area NCs.

Vote: Unanimous in favor.

(Taken out of order) Debbie Wehbe reported that a request had been received to for the CHNC to fund 10 banners along the route of the 2009 Hollywood Christmas Parade at a cost of \$3000. This item will be agendized for the next Board meeting.

6. ELECTION OF INTERIM BOARD MEMBER

Debbie Wehbe invited prospective interim Board Members to discuss their candidacy for the vacant position.

Albert Tsao introduced himself, discussed his stakeholder status, and listed his contributions to the Los Angeles Community.

David Ambroz referred his commitment to the Hollywood community and activities on behalf of the community

Roman Hrynyszak, a 21 year Hollywood resident, discussed his appreciation of the Hollywood community and made observations about local politics.

The Board voted by ballot to appoint David Ambroz as interim Board member. Debbie Wehbe encouraged Albert Tsao and Roman Hrynyszak to seek a board seat at the May elections.

7. ELECTION OF NEW OFFICERS THRU MAY 2009

Debbie Wehbe reported a slate of volunteers for the four Officer positions: President, Scott Campbell; Vice President, Tricia LaBelle; Secretary, Laurie Goldman; Treasurer, Debbie Wehbe. There were no volunteers.

Lydia Milars moved to accept the slate as noted: Scott Campbell as President, Tricia LaBelle as Vice President, Laurie Goldman as Secretary and Debbie Wehbe as Treasurer; seconded by Jacques Massachi.

Vote: Unanimous in favor.

Scott Campbell's first official action as President was to present a commemorative award to Debbie Wehbe for her leadership of the CHNC's first seven years. Mr. Campbell thanked Laurie Goldman for the cake that was ordered specially for the occasion.

8. APPOINTMENT/RE-APPOINTMENT OF CHAIRS THRU MAY 2009

Scott Campbell asked if DONE had made a recommendation regarding the creation of an Executive Committee. Debbie Wehbe reported that issue is still being considered and that the sticking point is the small number of CHNC Board members as defined by the By-Laws. Ms. Wehbe also reported that conference calls have been ruled out.

Scott Campbell appointed David Carrera as chair of the Planning and Land Use Management Committee; Oliver Netburn agreed to be appointed as the third PLUM member.

Regarding the Funding Committee, Debbie Wehbe will be Chair; Scott Campbell called for two volunteers to serve on that Committee, and noted that the By-Laws provide for the President to serve on all CHNC committees.

Lydia Milars accepted reappointment as chair of the Beautification committee.

Debbie Wehbe agreed to continue oversight of the activities regarding Highland Avenue.

Oliver Netburn agreed to chair the committee with oversight for DeLongpre Park.

The chair of the Public Safety Committee has not yet been determined.

Laurie Goldman will continue to attend the Homeless/CPAB meetings

David Carrera will continue to serve as chair for the Night Life Issues Committee

Scott Campbell encouraged stakeholders to consider contributions to CHNC committees and to attend any of the committee meetings.

Linda Lee volunteered to serve as Election committee chair.

9. NEIGHBORHOOD EMPOWERMENT BUSINESS

A. Announcement: EmpowerLA 2009 Congress of Neighborhoods, Saturday, October 10, 2009 at Los Angeles City Hall.

The Board of Neighborhood Commissioners will be an active part of the EmpowerLA 2009 Congress of Neighborhoods conducting Town Hall Meetings to solicit opinions, feedback and input on a variety of subjects from NC Board members and stakeholders attending the Congress.

Debbie Wehbe advised that she is willing to serve as a Budget representative; Scott Campbell called for volunteers to attend.

B. Select Your Neighborhood Council's Representatives for the Mayor's Community Budget Day

Community Budget Day at the Citywide Congress of Neighborhoods event on Saturday, October 10, 2009 at Los Angeles City Hall. Need to select or elect two persons to represent CHNC's budget concerns in the Mayor's Community Budget Process. Board Members or stakeholders may represent CHNC.

Debbie Wehbe asked Albert Tsao to attend with her.

C. Vote to approve the map as presented.

NC Boundary Maps for 2010 Elections Due

The City Clerk - Election Division has finalized the development of your NC Boundary Map(s). The map(s) reflect the NC boundaries according to your NC's approved bylaws. These maps will be used to implement election-related processes and will also be posted at the polls on Election Day.

Debbie Wehbe moved to approve the City Clerk's definition and the map of the CHNC boundaries; seconded by David Carrera.

VOTE: Unanimous in favor. The motion passed.

D. How will CHNC participate if at all?

Office of Census 2010 Holding Census Training on Friday, October 9th

Mayor Villaraigosa established the Office of Census 2010 to develop comprehensive education and outreach programs that will educate, motivate and encourage all Angelenos to participate in the upcoming Census. On Friday, October 9, 2009, there will be a Census Training and Conference on the importance of the Census and how to assist in the outreach efforts. The training will be from 9 a.m. to 3 p.m. with a keynote session with Mayor Villaraigosa and will be held at the Center for Healthy Communities at the California Endowment, 1000 N. Alameda St., Los

Angeles 90012. To register for this event, please click [here](#). For more information on the 2010 Census, please go to the 2010 Census [website](#). Neighborhood Councils are encouraged to participate in the following ways:

- Designate a board member to serve on a Regional Complete Count Committee
- Discuss Census efforts at monthly meetings
- Participate or lead a local “complete count committee”
- Assign a volunteer to work with someone in the Mayor’s Office of Census 2010
- Create a committee within your Neighborhood Council to focus on outreach
- Create an outreach plan for your community
- Publicize the Census online through news articles, Facebook, Twitter and blogs
- Mobilize neighbors to participate in local events related to the Census

Debbie Wehbe moved that CHNC not take a formal action regarding the 2010 Census, based on the letters from the Mayor and the Department of Neighborhood Empowerment requesting but not requiring voluntary participation; seconded by Lyda Milars.

VOTE: Unanimous in favor.

10. COMMITTEE REPORTS/PRESENTATIONS

Standing Committees/Reports:

A. Planning Standing Committee

1. 1138 N Orange, etc., Los Angeles CA (ZA-2009-1425 and ENV-2009-1426) Guidelines K-Vehicular Use Areas – Project representative, David Robbins, Robbins Realty Consulting, Land Use and Project Management, Irvine.

Scott Campbell stated that this item was postponed.

2. 936 N Seward ST ENV-2009-95-MND.

This item is to confirm recommended comments to the environmental review process only. The NC is not taking a position on the project at this time.

The proposed project is the development of an industrial office campus with a maximum of 130,000 total square feet of building area. The proposed complex will consist of two main buildings, a north wing and

south wing, connected at the center of the project site. The proposed buildings will be occupied by office and light manufacturing uses. The proposed project will range from 3-5 stories in height, not to exceed a maximum height of 70 feet. A minimum of 297 parking spaces will be provided for the project. The project proposes the exportation of a maximum of 33,500 cubic yards of dirt. The proposed project includes a General Plan Amendment from Medium Residential to Limited Manufacturing for a portion of the project site, a Zone Change from MR-1/R3-1 to M-1 for the entire project site, and Site Plan Review.

Scott Campbell reported that the PLUM committee heard this project on a preliminary basis, as a response to the environmental document, and that no position on the proposed development is being taken at this time, and that the PLUM committee voted to support the recommendations made by neighbors in a letter submitted to the City.

Robert Pontelle asked for a few minutes to review the revised letter, which he had not had the opportunity to read.

Oliver Netburn, Planning Department employee and stakeholder, referred to the letter presented to the CHNC PLUM committee and summarized the concerns raised by stakeholders that live nearby— aesthetics, the project's impacts as an office building being located in a primarily residential area, obstruction of view, shade/shadow, air quality (during the construction process, which the MND doesn't address), land use consistency, construction noise, operational noise, concerns regarding usage of the proposed roof top deck, and that the impact on traffic is not fully analyzed by the traffic study.

Robert Pontelle, representing the developer, introduced himself and Clare Look-Jaeger from Linscott Law & Greenspan, the traffic consultants that prepared the submitted traffic study. Mr. Pontelle reiterated that he had not had a prior opportunity to review the revised letter, asked that CHNC not take the position that the MND declaration is somehow flawed, noted that the project description had been clarified and inadvertent omissions (the height of the building and the entitlements being sought) in the MND document were corrected. Mr. Pontelle discussed the project's aesthetics, stated that alterations to the building's landscaping were made as a result of input obtained from stakeholders attending the CHNC PLUM meeting and reported that a master land use application was filed earlier in the day. Mr. Pontelle noted the developer's intent to improve the property from its current fire damaged condition, discussed aesthetics standards listed in the SEQA thresholds guide, and stated that those standards are being met with regard to view, shade/shadow sensitive usage within

218 feet. Mr. Pontelle reported that the proposed development is compatible with current uses of nearby businesses. Addressing the construction noise concern, Mr. Pontelle stated the developer's intent to abide by the City's requirements and noted that the City probably will restrict rooftop usage. Mr. Pontelle referred to AQMD rule 403 compliance regarding construction. Mr. Pontelle stated the developer's intent to review means to reduce noise from the parking area. Clare Look-Yaeger briefly discussed her qualifications, described the process, stated that the traffic impact study analysis was based on decisions made in conjunction with DOT staff and that DOT staff issued a clearance letter on February 25, 2009. With respect to the cumulative development issue raised in the letter from stakeholders, Ms. Look-Yaeger stated that 128 other development projects within a two-mile radius were reviewed and that the development analysis was conservative. Ms. Look-Yaeger stated that Barton Avenue, as a discontinuous street, was not considered by DOT to be an attractive route to and from the project site.

Scott Campbell asked if a significant impact for the developer exists from submission of the letter regarding the MND. Robert Pontelle stated that a thorough analysis occurred prior to the issuance of the MND. Alex Weingarten detailed advance good faith efforts made to reduce impact for the neighbors prior to any application being made to replace the burned out shell currently in place. Mr. Campbell reiterated the PLUM Committee's recommendation to ask that the environmental concerns be expanded upon further, and that approval of the project is not the issue being discussed at this time. Responding to Lydia Milars' questions regarding traffic impact on Seward and Willoughby and ingress/egress, Claire Yaeger discussed what issues DOT will be reviewing, noted that an increase will occur, advised that analysis was based on DOT standards and discussed how DOT will review the project's sole access from Seward.

Moirra Welch stated support of the project and reiterated concerns raised in the letter. Robert Pontelle reported that the landscape plan submitted earlier in the day addressed privacy issues raised by stakeholders at the PLUM meeting (tree planting, design features include windows that are opaque, blocking view from the interior). Oliver Netburn stated the letter addresses aesthetic impact concerns that are more the purview of NC and only brings up questions for the City regarding what impacts will result and how those impacts can be mitigated.

David Carrera moved to accept the PLUM Committee's recommendation regarding the letter written by stakeholders; seconded by Debbie Wehbe.

David Carrera stated his appreciation of the developer's efforts to garner support in advance for the proposed development. Debbie Wehbe advised of the importance of allowing stakeholders' questions and concerns to be responded to and answered. Ms. Wehbe and Scott Campbell commended the developer's response to stakeholder concerns. Mr. Campbell gave his personal preference that stakeholders' questions are answered at this point rather than when a decision to support or not support the project is before the Board. Robert Pontelle requested that the motion refer to the letter submitted at this meeting be the final version. Mr. Campbell assured Mr. Pontelle that there would not be further revisions to the letter.

Lydia Milars voiced her concern about density at the intersection of Seward and Romaine, and disagreed with the traffic study's findings.

VOTE: 5 in favor; 1 abstention (Jacques Massachi), The motion passed.

3. Citizen Smith. The applicant is seeking a CUP renewal with substantially the same conditions (highlighting changes) including continuing entertainment and dancing. The applicant is asking for an additional 600 ft on Cahuenga but will be potentially giving up 600 ft of alley dining usage because of the new a pedestrian alley recently approved by LA City Council.

Dave Gajda and Jose Malacon briefly reprised a presentation made earlier to the PLUM committee and restated the reason for the proposed change. Scott Campbell reported that the PLUM committee voted to support, noted concern raised regarding distinguishable noise and applicant-volunteered condition that there be no distinguishable noise from that location further than 75 feet. Mr. Gajda spoke of being advised of stricter CUP enforcement

Debbie Wehbe asked about provision for parking and was told by Dave Gadja that it will be provided at ArcLight. Dancing and live entertainment are part of the existing CUP conditions.

Lydia Milars moved to support the recommendation made by the PLUM Committee; seconded by Jacques Massachi.

VOTE: Unanimous in favor. The motion passed.

B. Public Safety Standing Committee

1. Night Life Issues Ad Hoc Committee – Information and Reporting Committee

David Carrera stated that there was no report at this time.

C. **Beautification (Neighborhood Improvement Projects) Standing Committee**

Lydia Milars reported that another clean-up has been requested by Captain Grmala and stated her plan to present at the next Board meeting. Ms. Milars requested volunteer assistance on follow-up landscaping at Selma Elementary and the Gay and Lesbian Center.

Scott Campbell reported that DONE has requested a letter of appreciation from the Police Support League for the \$2500 Clean Sweep CHNC contribution and a letter from CHNC describing the community benefit, in support of the CHNC contribution made to Selma Elementary for work done at the school.

1. **Highland Avenue Ad Hoc Committee**

Debbie Wehbe reported that more information will be forthcoming about what needs to be done with regard to funding for the construction of two medians between Fountain and Sunset.

2. **Noguera Educational Garden Ad Hoc Committee**

Debbie Wehbe reported receiving an e-mail update from Greg Bartz, LADWP Government & Neighborhood Liaison, advising that a DWP crew will be sent out ASAP to the garden at June and Fountain, to complete electrical wiring connections needed prior to a meter being installed and the start of operation. Mr. Bartz has contacted the Solar Power group regarding completion of this task.

Debbie Wehbe reported that the issue of funding from CHNC to a non-profit private school has been resolved and okayed by Mark Lewis from DONE. CHNC cannot provide funds to a religious institution.

3. **DeLongpre Park Ad Hoc Committee**

Debbie Wehbe advised that a chair is needed for this community, that Quimby funds are not likely to be available at this time, what tasks the chair should plan to undertake, and plans for a walkway made of decomposed granite. Ms. Wehbe advised that additional volunteers

are needed to complete the six member committee. David Carrera and Lydia Milars stated their intent to work on this committee.

11. PRESENTATION

Alexander Holsheimer, Technical Services Coordinator, Hollywood Community Studio, a research and resource center funded by the Community Redevelopment Agency and Ford Foundation, provided more information on the Hollywood Community Studio's efforts. Mr. Holsheimer discussed research results, compared perceptions studied in 1984 and 2009, referred to the www.hollywoodcommunitystudio.org website, invited stakeholders to attend the October 15th grand opening, and mentioned www.healthycity.org, a new site partly funded by the City of Los Angeles that is the largest online source of community resource information and demographic, economic, and health data in LA County. Mr. Holsheimer noted plans to hold a workshop on this topic in November 2009. Debbie Wehbe reported a similar workshop being offered at the upcoming Congress of Neighborhood Councils. Mr. Holsheimer referred to another workshop being offered by the Hollywood Community Studio on green building, sustainability and healthy community, visioning event, that will take place on October 10, 2009 at Selma Elementary, from 9am to 2:30 pm. The first half of the October 10th workshop will discuss green jobs, rebates, and retrofitting; the second half will be a visioning exercise. Mr. Holsheimer asked for help from CHNC advertising the October 10th event and encouraged stakeholders to attend.

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

Scott Campbell reported that BONC is considering penalties for board members not abiding by mandatory NC ethics training and noted that no other officials are subject to this kind of treatment.

Debbie Wehbe discussed training standards imposed on CHNC Board by the CHNC By-Laws, noted that DONE has discouraged conference call meetings and discussed the automatic acceptance of the resignation of CHNC board member. Ms Wehbe reported that a committee has been formed to look at conflict resolution, and that CHNC was asked to contribute to that committee's work.

Jacques Massachi advised of a stratagem that subverted the notification process used by a billboard company to request a credit as a result of the recently defeated moratorium on signage.

Debbie Wehbe advised of DONE-sponsored workshops that could be of interest or assistance to Board members and stakeholders. This item will be sent out to CHNC stakeholders.

Lydia Milars advised that City budget constraints have caused the postponement of a beautification grant.

13. ADJOURNMENT

Jacques Massachi moved to adjourn at 8:49 pm; seconded by David Carrera.