



## GENERAL BOARD MEETING **DRAFT MINUTES**

MONDAY, March 27, 2017 / 6:00 pm  
Hollywood City Hall, Small Conference Room  
6501 Fountain Avenue (at Wilcox), Los Angeles, CA 90028

**A. CALL TO ORDER:** Elvina called the meeting to order at 6:16 pm.

**B. ROLL CALL:** **8 Present:** Elvina, Angie, Duffy, Roger, Rebecca, Gayl, Ferris, and Charles. **1 absent.** Michael Popwell, who has a planned absence.

### **C. REPORT / COMMENTS from Government representatives in attendance.**

**Josh Kurpies, Representative for Assemblyman, Richard Bloom, District 50:** [josh.kurpies@asm.ca.gov](mailto:josh.kurpies@asm.ca.gov)

Josh noted that they are still figuring out wording on some of the bills; expects to forward some of these to us in two weeks for next month's agenda. Some bills involve the Ellis Act, for which 100 days' notice is currently required, with exceptions, Richard Bloom's law would change it to give everyone one year. Costa Hawkins repeal bill brings it back to cities to set their own rent regulations to address the problems in their own communities. Nonprofits to have first choice to buy; tenants who will be hitting the 33-year mark and owners will be sending those to the market. If bills are passed and signed this year, they'll be effective 01/01/2018; FAQ sheets provided include:

**AB 565 (Bloom) Live/Work Space Definition:** Would require cities or counties to adopt alternative building regulations for commercial or industrial buildings to be converted to live/work spaces and to include provisions for artist/artisan housing.

**AB 886 (Bloom) Safe Creative Work and Live Act:** Seeks to allow amnesty for live/work spaces that step forward stating that they are noncompliant, and allows cities to give those entities the help they need to protect not only the live/work space but also the tenants residing in the space.

**AB 663 (Bloom) Affordable Housing in the Coastal Zone:** Restores the Coastal Acts Authority to require affordable housing in the coastal zone. The authority was repealed by the legislature in 1981. Josh noted that if it passes, the CC would have the option to have affordable housing built along coastline; based on Massachusetts law, streamlining process for developers for a designated length of time if following codes including meeting CEQA; and they are looking at ways to permanently fund affordable housing.

**AB 1505 (Bloom) Restores Local discretion in Designing Inclusionary Housing Programs:** Restores the long-standing authority of local governments to choose to require the inclusion of affordable rental units as one component of their local inclusionary housing policies, if they choose to adopt such policies. Local governments can already apply inclusionary policies to for-sale housing. This bill ensures that rental housing is not treated differently.

**AB 1506 (Bloom, Chiu & Bonta) Costa Hawkins Repeal:** Will remove state restrictions on local rent control ordinances and ensure local governments have the ability to enact local rent control policies that suit local conditions.

**AB 1521 (Bloom) Affordable Rental Housing Preservation Act:** Strengthens existing Preservation Notice law, incorporated in preservation an anti-displacement laws in other places in various forms, including Illinois. They are considered best practices to prevent loss of affordability and displacement.

**Debbie Wehbe, BONC Commissioner for Central area,** of which this NC is part. Debbie announced that BONC has two meetings a month, one in downtown and one in the community. She presented a certificate for this NC, which was established in 2002. Roger asked about the "pins" (15-year EmpowerLA pins) which they are to get. Debbie announced upcoming EmpowerLA awards event at City Hall this Thursday, open to all NCs. On May 22, Lorenzo will be here with us for the Board training; recommended if you have a lot coming out of committees, to set a short

one-hour meeting just to vote on your motions. As to the item on this evening's agenda with regard to a change in the bylaws, Debbie suggested looking at bylaws as a whole, and that amendments to the bylaws are due May 1<sup>st</sup>. She reported that Skid Row in the Central area is applying to be its own NC. She spoke on the subdivision ordinance to allow subdivision of the original set up of a given neighborhood council and noted that the City Council allowed online voting for the Skid Row NC.

#### D. ADMINISTRATIVE Items:

1. Approval of CHNC DRAFT minutes from 02/27/2017. Minutes have been circulated with the agenda. Ferris moved; Elvina seconded. No discussion. **7 Yes:** Angie, Rebecca, Duffy, Roger, Elvina, Ferris, Charles. **0 No: 1 Abstention:** Gayl. The 02/27/2017 Minutes were **approved as written**.
2. Selection of one additional Film LA liaison representative: **Roger volunteered (in addition to Rebecca).**

**E. PRESENTATION:** Release of Transit Oriented Communities (TOC) Affordable Housing Incentive Program by Matthew Glesne, Housing Planner. The program was created by the voter approved Measure JJJ in November and is codified in LAMC 12.22 A.31

Matthew gave a presentation and noted that this is part of Measure JJJ; "like density bonus plus." Asked about parking requirements, he noted that they must provide certain parking incentives: 0.5 spaces; about half the standard. There is a document: "Affordable Housing Incentive Guidelines." A five-unit project would qualify for it. Approval is through the CPC (City Planning Commission), not City Council. It is going to the CPC on 05/11, and if adopted that day, it will go into effect right after that. They have been talking to PlanCheck and ReCodeLA, as well as homeowner groups about this. [www.Planning.cityplanning.org](http://www.Planning.cityplanning.org)

#### F. GENERAL PUBLIC Comment on NON- Agenda items:

**Angela Babcock** representing "Stratiscope" [angela@stratiscope.com](mailto:angela@stratiscope.com) came to promote "Old Hollywood Locals Night," put together by various organizations on this 04/19/2017 5-8:00pm free event. Sign up at: <https://www.eventbrite.com/e/old-hollywood-locals-night-tickets-32830641332> to get a passbook, for samples at the restaurants and freebies from participating businesses. They are also having a community fair on Hudson, and she invited us to have a table; there will be food, art, and music for locals.

**David Cain, with America's Healthy Kids**, [www.ahkcausa.org](http://www.ahkcausa.org) 818-500-9800; [americashealthykids@gmail.com](mailto:americashealthykids@gmail.com) David related that he attended the CHNC Outreach Committee meeting last week, and is requesting funding. They have done many events since last year's event. This one is sponsored by Assemblyman Bloom's office: Saturday August 5<sup>th</sup>. Angie noted that we will bring this back to the Outreach Committee and then to the Board.

**Steve Ducey, Democratic Socialists of America, LA Chapter, and Ground Game LA** spoke on behalf of Citizens of Skid Row. He related that the vote for the new Skid Row NC will be happening on April 6<sup>th</sup> he encouraged people to attend the election to support formation of this NC. Angie noted that individuals can send a personal letter of support.

#### G. MOTIONS & RESOLUTIONS:

1. **Discussion and possible action to** sign up for LAshares.org to ask for a donation of 2 Metal locking storage cabinets with 4 shelves each and rolling cart for power point presentation. **Moved** by Ferris; **seconded** by Roger. Angie will sign up for it. **7 yes; 0 no; 0 abstentions; 2 absent:** Michael, and Angie who briefly stepped out briefly. **Passed**.
2. **Discussion and possible action to** appoint Roger as a CHNC alternate to President for consulting on any legal issues w/DONE, City, etc., as/when needed **Moved** by Ferris; **seconded** by Charles.

[Angie stepped back in at 7:48 pm.]

Debbie Wehbe asked for clarification on how this came about, as to communicating with the City Attorney. Elvina suggested adding to the Bylaws that the secretary have the role, as designated legal rep, to agendize next month.

**Public Comment:** Monique asked, and Roger noted, that this is only regarding procedures for the neighborhood council. **Motion:** To table **moved** by Elvina, **seconded** by Rebecca. **Tabled.**

3. **Discussion and possible action** to purchase a Canon model MF 232, 25 pp/minute printer from Best Buy (on La Brea) on sale \$110 and one black ink cartridge for a total not to exceed \$225  
**Ferris** moved; **Angie** seconded. Roger noted that he did research. **Public Comment** was given by Monique asked why shop West Hollywood. Roll call vote was taken with **8 Yes:** Angie, Rebeca, Gayl, Duffy, Roger, Elvina, Ferris and Charles; **0 no: Absent 1** Michael. **Passed.**
4. **Discussion and possible action** to create a Legislative Action Committee: Angie noted this pertains to Measures, propositions, e.g., Assembly member's bills, and would be an ad-hoc committee. **Public Comment** was given by **Monique:** "One of the nice things about the committees that are already existing is that this is from the ground up."  
**Motion:** To establish an ad-hoc Legislative Action Committee.

**Motion:** To establish an ad-hoc committee led by Charles to deal with legislative issues; **moved** by Ferris. Charles stated that he would be willing to do this and explained how to have a relationship with the departments; **seconded** by Roger. Angie would be interested in being a part of this. **Public Comment: Steve Ducey** supports the idea of this committee. Charles noted this is invaluable, to work with Outreach, to have forums, and work in collaboration with other organizations. Rebecca supports the effort of having the committee, and that this is the right time to do it. **Monique** noted that there is a potential for political volatility beyond peoples' ability. **Debbie Wehbe** supports the idea of this as an ad-hoc committee. She said she will talk about Community Impact Statements. "You can find out what is going to impact the Hollywood area." She supports Charles for this position.

**Volunteer members for this committee:** **Angie Aramayo** and community stakeholder, **Steve Ducey.**  
**3 yes:** Charles, Ferris, and Roger; **5 noes:** Elvina, Duffy, Gayl, Rebeca, Angie. **Motion failed.**

**New motion:** For Angie to co-chair with Charles, and to have a third member, **moved** by Angie.

**New motion:** To establish a Legislative Active Committee **moved** by Angie; **seconded** by Ferris.  
**8 yes; 0 no; 0 abstentions; 1 absent:** Michael. **Passed.**

**Motion:** Elvina Beck appointed Angie and Charles as co-chairs; **7 yes; 1 no** Ferris; **0 abstentions; 1 absent:** Michael; **passed.**

5. **Discussion and possible action** to amend the bylaws to state that a regular board meeting shall be the second Monday of each month unless if the date lands on a National, State or City holiday, or if any declared emergency affects the local area, or by a vote (or consensus if not on Agenda) of board members no later than prior regular meeting. Roger presented this on behalf of Michael who was absent this evening, and stated that there is an error in the above description. Rebecca would like it if the meeting could be any other day of the week besides Monday. Elvina read from the bylaws. Roger **moved;** no second; **motion failed.**

## **G. BOARD REPORTS, including Discussion and possible action items, if listed.**

**1. President, Elvina Beck:** No report

**2. Vice-President, Ferris Wehbe:** No report

**3. Secretary, Roger Davis:** Roger attended the meeting; received a plaque on behalf of CHNC's 15 years.

**4. Treasurer, Angie Aramayo (Second Signer: Elvina Beck)**

1. Discuss and make a motion to approve February MER: Angie noted that she doesn't have the MER; as the Union Bank froze us out. She is working with DONE on it. **NO ACTION.**

2. The Treasurer will purchase approved items for CHNC. Board members will not expect reimbursement. Angie will purchase the printer.

## H. COMMITTEE REPORTS, including Discussion and possible action items, if listed.

1. **Safety Committee:** Duffy Culligan, Roger Davis – No meeting this month. There was no C-PAB meeting this month. On Wednesday 03/29, they are having a Hollywood Area Town Hall at the American Academy of Dramatic Arts at 1336 North La Brea. Angie related that this will have one or two SLOs presenting.

2. **Outreach Committee;** Angie Aramayo, Duffy Culligan and Gayl Murphy

- a. The Outreach committee meets every 3rd Monday of the month at 6pm at the Hollywood City Hall
- b. Discussion/review Spanish translation for CHNC outreach brochures (Presented by Duffy)  
Duffy dropped “Beautification Committee” from the trifold brochure. It’s almost fully translated by two different people, Rebecca and Milagros. He’ll email the brochure to Rebecca to look over.
- c. Discussion and motion to appoint stakeholders to the Outreach Committee meeting: Angie related that one individual Tiffany Chin, came to the meeting last month and this month, and expressed interest in being part of the committee. Elvina appointed Tiffany, at Angie’s recommendation, without Tiffany present. **Tiffany Chin was ratified as a stakeholder Outreach Committee member by all 8 voting.**
- d. Discussion and possible action to partner with Behavioral Health Services to do an Rx Drugs Community Forum. With the increase of prescription medication misuse and abuse throughout the country and state, there appears to be a need to provide the community with the knowledge and resources to combat the issue. This forum will educate, advocate and inform community members of the prescription drug epidemic and how the issue can be mitigated. The forum will consist of presentations from experts in the field as well as the community will have the opportunity to ask questions in the end. The event will take place on **Thursday April 13, 2017 from 6-8pm at the First Presbyterian Church of Hollywood (Mears Center)** Funding request- \$800 (Presentation by Behavioral Health Services)

Noelle Maryne and Melanie To presented a request for funding towards the above-described event. Panelists will include speakers from Children’s Hospital, a psychotherapist working with children, and the USC School of Pharmacy, as well as the DA. They are seeking \$800, with total estimated cost being \$1,800, to include food for the attendees. They are visiting pharmacies. They are sponsored by HUNC and Hollywood Hills West NC for the other \$1,000. This will include a table and logo.

For questions, contact: [maryne@bhs-inc.org](mailto:maryne@bhs-inc.org) or [mto@bhs-inc.org](mailto:mto@bhs-inc.org)

**Motion:** To approve \$800 to sponsor the above event. Roger **seconded**. Board discussion was held. Angie noted that this came to the Outreach committee. **Public comment:** Monique asked and the presenters confirmed that they will be dealing with addiction and correct disposal of prescription drugs. **8 Yes:** Angie, Rebecca, Gayl, Duffy, Roger, Elvina, Ferris and Charles. **0 no. 0 abstentions; passed.**

- e. Discussion and possible action to approve HELP’S NPG request. The Hollywood Education and Literacy Project (HELP), a 501(c)3 public charity, services public ages 9-adult. HELP is submitting a Neighborhood Purposes Grant Application (NPG) of approximately \$2,000 to cover the cost of educational materials to be given to students (or used at the center) and updated, discounted, refurbished computers (from the nonprofit organization Tech Soup). The materials will be used to teach math, phonics and reading. The computers will be used for administration and as access for students to do educational programs in math, language or what the student needs tutoring in (such as IXL, Khan Academy, Los Angeles Public Library free on-line courses) and research for schoolwork. HELP has been



established in Hollywood for 20 years, has provided tens of thousands of hours of tutoring and study courses to the community at no cost (there is a \$50.00/year administrative cost) and serves the residents of LA Promise Zone.\* HELP is an Archdiocesan Youth Employment Services (AYE) approved worksite and provides jobs as tutors, including onsite training, for less privileged youth. AYE is an established and effective service and its board includes the Mayor of LA, members of Congress and the LA Board of Supervisors. The community benefits **are** because those children or adults who could not afford private tutoring can get the assistance they need to be able to read, do math, study for employment and thus succeed in life. (Presentation by HELP)

Angie noted that Linda Rickey, a community stakeholder member of the Outreach Committee, recused herself at the time of this presentation.

Ms. Lorraine Cooke gave the presentation for the NPG request. She introduced one of the tutors, who introduced two of the students, Miguel & Valeria, who are success stories. They are asking for \$2,000 to fund new computers. They have kids on their waiting list. Board questions were asked and answered, including but not limited how does one become a Archdiocesan Youth Employment Services approved worksite. Ferris asked if they have been in touch with the Promise Zone, and asked how they get funding now. Once this is approved, Gayl would like a plaque showing that we donated to this, and would like to promote our board at the same time.

**Motion:** Approve NPG as requested, **moved** by Elvina; **seconded** by Ferris. Angie noted the original request was for up to \$5,000, and is now down to \$2,000.00. With more funding, they could take more students. **Amendment:** To amend amount to \$2,096; **moved** by Elvina; **seconded** by Ferris. **Public Comment:** **Monique Friedman** asked about the archdiocese program, and was told that the archdiocese pays the volunteers directly. Monique supports the placard concept but that placard calligraphy can be expensive. Duffy volunteered to make the printout of the placard. Public comment was closed. Further Board discussion was held. Vote was taken: **8 Yes:** Charles, Ferris, Elvina, Roger, Duffy, Gayl, Rebecca, Angie; **0 no; 0 abstentions; 1 absent:** Michael Popwell. **Passed.**

- f. Discussion and possible action to approve an internship volunteer job description. The interns will first work with the Outreach Committee and branch out to the general board once it has been solidified. The intent is to get engaged youth and to help them gain an understanding of what CHNC is; it would be a great way for them to start. Ferris noted that this needs to go to legal for an opinion. It is up to the school if they will get college credit. **Motion:** To table until legal. **Moved** by Elvina, Ferris **seconded;** **Tabled until legal opinion is provided.**

3. **Beautification Committee:** Ferris Wehbe (*Discontinued or merged with Outreach*)

4. **Budget and Finance Committee:** Elvina Beck

5. **Election Committee:** Rebecca Hirsch

6. **PLUM Committee:** Chairs Roger Davis and Gayl Murphy

- a. Request to modify the introductory paragraph of the PLUM Agenda.
- b. **Case No CPC-2016-3750-VZC-HD-MCUP-SPR:** 1600 N Schrader Blvd. – 1600 Schrader Hotel  
**Project Description:** THE CONSTRUCTION, USE, AND MAINTENANCE OF A NEW 11- STORY COMMERCIAL BUILDING WITH 168 GUEST ROOMS AND A 4,028 SF RESTAURANT, TOTALING 63,457 SF OF FLOOR AREA **Requested Entitlement:** PURSUANT TO LAMC SECTION 12.32.F, A VESTING ZONE CHANGE AND HEIGHT DISTRICT CHANGE FROM THE C4-2D ZONE DISTRICT

TO [Q]C2-2D ZONE DISTRICT TO PERMIT THE NEW CONSTRUCTION OF A 168- GUESTROOM HOTEL, INCLUDING 63,475 SQUARE FEET OF FLOOR AREA AND A FLOOR AREA RATIO OF 4.4:1 PURSUANT TO LAMC SECTION 12.24 W.1, A MASTER CONDITIONAL USE PERMIT FOR THE ON-SITE SALE AND DISPENSING OF ALCOHOLIC BEVERAGES INCIDENTAL TO A PROPOSED 168-GUESTROOM HOTEL, GROUND FLOOR RESTAURANT AND ROOFTOP TERRACE WITH A TOTAL OF 334 SEATS PURSUANT TO LAMC SECTION 16.05, SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION, USE, AND MAINTENANCE OF A HOTEL WITH GREATER THAN 50 GUEST ROOMS PURSUANT TO LAMC 17.15, A VESTING TENTATIVE TRACT MAP NO. 74521 TO PERMIT THE AIRSPACE SUBDIVISION OF THE PROPERTY INTO FIVE LOTS CONTAINING ONE MASTER LOT AND FOUR AIRSPACE LOTS CONTAINING THREE SUBTERRANEAN PARKING LEVELS, THE GROUND FLOOR, A GROUND FLOOR RESTAURANT SPACE, 10 HOTEL FLOORS, AND A ROOFTOP **Applicant:** 1600 HUDSON LLC **NO ACTION (This was not heard as no action was taken on the project at the Committee level.)**

**7. (No #7)**

**8. Budget Advocates update;** Michael Popwell & Charles Taylor: Charles noted there was a 2+ hour-conference call.

**I. The board is seeking members of the public to participate on all CHNC committees.** Interested members may contact [elvina@chnc.org](mailto:elvina@chnc.org) or attend the meeting. Possible action by the Board includes appointments to the committees. A maximum of two members from CHNC board can be members of each committee.

**J. COMMENTS by Board Members:**

Rebecca asked can we change the date in the future from a Monday to any other day of the week, and wanted to know what people felt about that.

Rebecca asked how this Board tracks absences, noting that if you're tardy twice it counts as an absence; if you're absent 5 times in a calendar year... Elvina noted that she has found out that you don't get a clean state, it's not a calendar year, and "whenever you were tardy the first time, that's when it begins," you can have no more than 5 nonconsecutive or 3 consecutive absences. **Ferris asked that Elvina add to next month's agenda if this is a calendar year or fiscal year.**

Charles shared that he was in Sacramento and heard from Senator Ben Allen, of Senate District 26, of which CHNC is a part. He would like to say thanks to the Senator.

Gayl related that she emailed about a letter that was approved by the Board, and asked Elvina if the letter to Governor Brown was sent out. She asked that Elvina copy to the Board all the letters that were sent out.

**K. ADJOURNMENT: Moved by Ferris; seconded by Charles and the meeting adjourned at 9:07 pm.**