



**GENERAL BOARD MEETING MINUTES**, Monday, September 24, 2018  
Hollywood City Hall, Small Conf. Rm., 6501 Fountain Ave. (at Wilcox), L.A., CA 90028

CHNC (and all other) Meeting Minutes are a summary; Minutes were not, are not and are never meant to be an exact, verbatim, word-for-word transcript or comprehensive record of what was said at a Meeting. Exceptions: Motions/Resolutions (as stated at the Meeting, which take precedence over versions written on the Agenda, if different); quotes (words that have quotation marks (“”) at the beginning and ending of a word or words); and other wording from the Agenda such as the first paragraph(s) of some Items. Items are listed in and match the same order as on the Agenda.

**A. CALL TO ORDER**

President Elvina Beck called the Meeting to order at 6:02 p.m.

**B. ROLL CALL**

Roll Call was taken by Ms. Beck. Eight of the nine Board Members were present at the beginning of the Meeting: Eman Al-Hassan, Wil Anabel, Elvina Beck (President), Duffy Culligan, Roger Davis (Secretary), Steve Ducey, Gayl Murphy and Ferris Wehbe (Vice-President). Board Member Charles Taylor was absent. The CHNC quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is five (see <https://lacity.quickbase.com/db/bj3apxsp3?a=q&qid=32&qskip=0&qrppg=1000&dlt=su46~>), so the Board could take such votes. Nine Board Seats were filled (by election or appointment). No Board Seats were vacant. Also attending: 21 Stakeholders and Guests.

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

Josh Kurpies, District Director for State 50th District Assemblymember Richard Bloom, (310-450-0041; [Josh.Kurpies@asm.ca.gov](mailto:Josh.Kurpies@asm.ca.gov); <http://assembly.ca.gov/Bloom>), reported that the Governor was considering Senate Bill 905, whether to allow alcohol service until 4:00 a.m.

Josue Marcus, Project Coordinator Assistant, City Clerk’s Office, Election Division, Neighborhood Council Election Unit (213-978-0444; [Josue.Marcus@LACity.org](mailto:Josue.Marcus@LACity.org); <http://CityClerk.LACity.org/election/index.htm>), reminded that the CHNC election will be Sunday, March 31, 2019. Candidate filing starts December 16<sup>th</sup>.

Melanie Quintero, Victim Service Coordinator for the L.A. City Victim Assistance Program of the City Attorney’s Office [213-972-2909; [Melanie.Quintero@LACity.org](mailto:Melanie.Quintero@LACity.org);

www.LACityAttorney.org], explained that they “provide victims of crime services including counseling.”

Rachel Fox, Field Deputy for L.A. City District Four Councilman David Ryu (213-473-7004; Rachel.Fox@LACity.org; <http://CD4.LACity.org>), reported on the October 9<sup>th</sup> Homeless Connect Day.

**D. ADMINISTRATIVE Items:**

1. Approval of Minutes from 8/27/18

*[This Agenda Item was addressed after Item #F. B.]*

**MOTION** (by Mr. Wehbe, seconded by Ms. Murphy): The Central Hollywood Neighborhood Council approves the Minutes of its August 27, 2018 General Board Meeting as written.

**MOTION PASSED** unanimously; zero opposed; zero abstained.

**E. GENERAL PUBLIC Comment** on NON-Agenda items:

New resident Louis Sandoval wanted to volunteer with the CHNC. Sheila Irani, Hollywood United Neighborhood Council Public Safety Committee Chair, said they are sponsoring a homeless services program and want to partner with the CHNC, and will apply for a Neighborhood Purposes Grant.

**F. MOTIONS & RESOLUTIONS:**

A. Discussion and possible action to [see the below Motion].

**FUNDING MOTION** (by Mr. Wehbe, seconded by Mr. Culligan): The Central Hollywood Neighborhood Council approves up to \$1,500 for the purchase of CHNC branded reusable Metal Water Bottles to discourage the use of plastic water bottles at all CHNC board and committee meetings.

**DISCUSSION:** Mr. Ducey described research about this.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the eight eligible voters present with all eight in favor (“Yes” or “Aye”) (Al-Hassan, Anabel, Beck, Culligan, Davis, Ducey, Murphy and Wehbe); zero opposed; zero abstained.

B. Discussion and possible action of a NPG request from the Yucca Community Center for \$1000.00 to provide a Halloween event for the community of Hollywood. The Yucca Community Center event is a family focused event offered to the Hollywood community at no cost. The donation from CHNC pays for candy, decorations, and snacks.

*[This Agenda Item was addressed after Item #F. C.]* The free event would be Saturday, October 27<sup>th</sup>. They would show the CHNC logo on event materials. The Hollywood United Neighborhood Council allocated \$1,000 for “jumpers” and more.

**FUNDING MOTION** (by Mr. Ducey, seconded by Ms. Murphy): The Central Hollywood Neighborhood Council approves a Neighborhood Purposes Grant request from the Yucca Community Center for \$1,000.00 to provide a Halloween event for the community of Hollywood.

**DISCUSSION:** Copies were distributed of completed NPG copies. An event representative said they are outreaching to schools and that City Councilman Mitch O'Farrell is co-sponsoring the event.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the eight eligible voters present with all eight in favor ("Yes" or "Aye") (Al-Hassan, Anabel, Beck, Culligan, Davis, Ducey, Murphy and Wehbe); zero opposed; zero abstained.

- C. Discussion and possible action of a NPG request from People Organized for Westside Renewal for \$1,200.00 to support the Sunstock Solar Festival, a not-for-profit music and arts festival. This is a free event and is open to the public. The program promotes clean energy and civic engagement for a better future. The grant from CHNC will allow the organizers to rent additional solar generators to provide additional solar power for the festival.

A Neighborhood Purposes Grant application was submitted. Skylar Funk-Boorman explained the third annual Festival scheduled for Saturday, October 20<sup>th</sup>, 3:00 – 11:00 p.m. on Gramercy Pl. between Hollywood Blvd. and Franklin Ave. that uses solar power. He said "we are 100% non-profit" and free; all are invited and "the Permit is in process." He described signed contracts and planned outreach. They also will work with other Neighborhood Councils. Board Members requested a budget and non-profit status verification, and were concerned that there was little time to prepare for the event, a lack of documents and that the event was outside the CHNC area. They suggested rescheduling the event. No Motion was made or vote taken.

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

1. President, Elvina Beck  
Ms. Beck indicated that there was no report.
2. Vice-President, Ferris Wehbe  
Mr. Wehbe indicated that there was no report.
3. Secretary, Roger Davis  
Mr. Davis indicated that there was no report.
4. Treasurer, Charles Taylor (Second Signer: Elvina Beck)
  1. Discussion and possible action to approve the Monthly Expenditure Report (MER) for July 2018. The July 2018 MER is attached for the your and the Board's review.

**FUNDING MOTION** (by Mr. Wehbe, seconded by Ms. Beck): The Central Hollywood Neighborhood Council approves its July 2018 Monthly Expenditure Report.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the eight eligible voters present with all eight in favor (“Yes” or “Aye”) (Al-Hassan, Anabel, Beck, Culligan, Davis, Ducey, Murphy and Wehbe); zero opposed; zero abstained.

2. Discussion and possible action to approve the Monthly Expenditure Report for August 2018.

**FUNDING MOTION** (by Mr. Wehbe, seconded by Ms. Beck): The Central Hollywood Neighborhood Council approves its August 2018 Monthly Expenditure Report.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the eight eligible voters present with all eight in favor (“Yes” or “Aye”) (Al-Hassan, Anabel, Beck, Culligan, Davis, Ducey, Murphy and Wehbe); zero opposed; zero abstained.

3. Discussion and possible action to [see the below Motion].

**FUNDING MOTION** (by Mr. Wehbe, seconded by Ms. Beck): The Central Hollywood Neighborhood Council ratifies the appointment of Ferris Wehbe as the new 2nd Signer for the CHNC.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the eight eligible voters present with all eight in favor (“Yes” or “Aye”) (Al-Hassan, Anabel, Beck, Culligan, Davis, Ducey, Murphy and Wehbe); zero opposed; zero abstained.

4. Discussion and possible action to [see the below Motion]. This action ratifies a previous Board vote of the Central Hollywood Neighborhood Council held in the previous fiscal year.

**FUNDING MOTION** (by Ms. Beck, seconded by Mr. Davis): The Central Hollywood Neighborhood Council ratifies a payment in the amount of \$2,000.00 to Pink's Hot Dogs for CHNC outreach efforts at Assemblymember Bloom's 4th Annual Hollywood Family Resource Fair on Saturday, August 25, 2018.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the eight eligible voters present with all eight in favor (“Yes” or “Aye”) (Al-Hassan, Anabel, Beck, Culligan, Davis, Ducey, Murphy and Wehbe); zero opposed; zero abstained.

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

1. Safety Committee; Duffy Culligan, Roger Davis
  - a. Report on "Coffee w/a Cop"  
Mr. Ducey reported that it was "a good event" and that they are open to all.
2. Outreach Committee; Duffy Culligan, Gayl Murphy
  - a. CHNC will partner with LAUSD and the L.A. County Registrar's office for a "Get Out The Vote" addition to our participation at CiciLAVia on Sept. 30th at our location in Hollywood. We will determine the time schedule for those manning our booth.  
Ms. Murphy described the voter registration effort. She, Mr. Culligan, Mr. Ducey and Ms. Al-Hassan volunteered to staff the booth at Hollywood and Vine. Ms. Murphy said the recent Neighborhood Councils Congress "was great." She encouraged comments about the proposed Hollywood Millennium Towers project.
3. Budget and Finance Committee: Charles Taylor, Elvina Beck  
Ms. Beck indicated that there was no report.
4. Election Committee
  - a. Presentation from Josue Marcus of DONE about the upcoming 2019 Board elections  
Mr. Davis reported that the Committee is trying to get a single answer from DONE [the L.A. Department of Neighborhood Empowerment; 213-978-1551; NCSupport@LACity.org; www.EmpowerLA.org] about who is up for re-election. He will Agendize this for the next Committee meeting.
5. Beautification Committee: Steve Ducey  
Copies were distributed of a "CHNC Utility Box Paint Project" list. Mr. Ducey reported that the Committee identified seven "top candidates" and that Stakeholder Daniel Perez is leading the effort.
6. Legislative Action Committee: Charles Taylor, Steve Ducey
  - a. Discussion and possible action to [see the below Motion].

**MOTION** (by Mr. Ducey, seconded by Ms. Beck): The Central Hollywood Neighborhood Council appoints Steve Ducey as Chair and Eman Al-Hassan as Vice-Chair of the CHNC Legislative Committee.

**MOTION PASSED** unanimously; zero opposed; zero abstained.

- b. Discussion and Possible Action to write a CIS in **CONDITIONAL SUPPORT/OPPOSITION** of Council File: 18-0467, Neighborhood Council System Reforms, with recommendations as determined by the committee and as approved by the Board.

**MOTION** (by Mr. Ducey, seconded by Ms. Beck): The Central Hollywood Neighborhood Council will write a CIS in support of Council File 18-0467, Neighborhood Council System Reforms, with recommendations as approved by the Board.

**DISCUSSION:** Mr. Ducey explained the proposed Ordinance [[http://clkrep.lacity.org/onlinedocs/2018/18-0467\\_mot\\_05-25-2018.pdf](http://clkrep.lacity.org/onlinedocs/2018/18-0467_mot_05-25-2018.pdf)] and Committee-supported items:

- change the name of the Department of Neighborhood Empowerment (DONE) to the Neighborhood Councils Department (NCD), the Board of Neighborhood Commissioners (BONC) to the Neighborhood Councils Commission (NCC), and phasing out the use of the term/branding 'EmpowerLA';
- developing and adopting a planning and land use training required for all Chairs and Vice-Chairs of Neighborhood Council planning and land use committees;
- a process for Neighborhood Councils to be able to roll-over a non-cumulative maximum of \$10,000 in any given fiscal year;
- develop a process, with the assistance of GSD and the City Clerk, to assist Neighborhood Councils with accessing shared space in City facilities;
- develop an ongoing compendium of best practices; and
- develop point of contact lists for key city departments and agencies.

There was extensive discussion about Community Interest Stakeholder qualifications. It was agreed that there is a need to clarify wording regarding Board Member selections, vacancies and Committees. It was agreed that the Board Seats Evaluation Committee is not relevant to the CHNC. The minimum voting age should be according to the CHNC Bylaws. There was extensive discussion regarding and the Board opposed allowing NCs to received donations; the Committee was concerned about possible corruption.

**MOTION PASSED** unanimously; zero opposed; zero abstained.

7. Entertainment Industry Committee: Roger Davis
  - a. Discussion and possible action to approve CHNC endorsement to support the "Caribbean Basin Heritage Film Festival" for June, 2019. Presentation by director, Marva Herman.

[*This Agenda Item was addressed after Item #H. 8. C.*] Ms. Herman explained the fifth annual Festival. They would show CHNC support.

**MOTION** (by Mr. Davis, seconded by Ms. Murphy): The Central Hollywood Neighborhood Council endorses the "Caribbean Basin Heritage Film Festival" for June 2019.

**MOTION PASSED** unanimously by a voice vote; zero opposed; zero abstained.

8. PLUM Committee: Ferris Wehbe

- A. Case No. CPC-2018-3906-ZC-CUB-CUX. Project Description: 960 N. La Brea Ave. 90038, a Conditional Use Permit for on-site sales and consumption of a full-line of alcohol beverages in conjunction with a restaurant with live entertainment and dancing incidental to a health club/gym, and a zone change from (Q)M1-1 to M1-1. Applicant: 960 N La Brea, LLC, Sebastian Schoepe. Representative: Elizabeth Opholt, Project Mgr., Elizabeth Peterson Group. Permanent Link: <https://planning.lacity.org/pdiscaseinfo/Caseld/MjlyMzUx0>. Possible Motion: The Central Hollywood Neighborhood Council Planning and Land Use Management Committee recommends to the CHNC Board to [support or oppose] a Conditional Use Permit for on-site sales and consumption of a full-line of alcoholic beverages in conjunction with a restaurant with live entertainment and dancing incidental to a health club/gym, and a zone change from (Q)M1-1 to M1-1, for the project at 960 N. La Brea Ave., Case No. CPC-2018-3906-ZC-CUB-CUX, as presented.

[*This Agenda Item was addressed after Item #H. 8. B.*] Ms. Opholt presented and showed slides about the 35,852 square-foot project at the corner of La Brea Ave. and Romaine St. It would be 83 feet high and have 143 parking spaces, exceeding the parking requirements Code. The 1933 warehouse building has been empty for nine years. The food would be an on-site amenity for club members and guests. She said the LADOT determined that “the project will not have a significant impact on traffic in the area.” She said that the applicant, a European company with more than 300 health clubs in Europe, “is carefully renovating” the building. They met with CD4 and are working with LAPD Vice.

**MOTION** (by Mr. Wehbe, seconded by Ms. Beck): The Central Hollywood Neighborhood Council supports a Conditional Use Permit for on-site sales and consumption of a full-line of alcoholic beverages in conjunction with a restaurant with live entertainment and dancing incidental to a health club/gym, and a zone change from (Q)M1-1 to M1-1 at 960 N. La Brea Ave., Case No. CPC-2018-3906-ZC-CUB-CUX, as presented.

**DISCUSSION:** Ms. Opholt clarified that there would be no residential units in the building. The gym would be open 5:00 a.m. – 12:00 a.m. midnight. Alcohol sales would be 6:00 a.m. – 12:00 a.m. midnight. She indicated that LAPD Vice is okay with the same hours for the patio. Owner Sebastian Schoepe [1Up Fitness Group; 424-387-5709; Schoepe@1UpFitness.com; [www.1UpFitness.com](http://www.1UpFitness.com)] described the cleaning and renovation of the building. They have a 20-year lease, plan to open in the second quarter of 2019, and are “looking into partnering with the LGBT Center.” Ms. Opholt said they are “hoping to have our Hearing at the end of October or early November.

**MOTION PASSED** by a voice vote with seven in favor (“Yes” or “Aye”) (Al-Hassan, Anabel, Beck, Culligan, Davis, Ducey and Wehbe); one opposed (“No” or “Nay”) (Murphy); zero abstained.

- B. Case No. ZA-2010-3455-CUB-PA2. Project Description: 7060 W. Hollywood Blvd. 90028, pursuant to 12.24 W1 – a CUB for an (E) 7240 restaurant to allow for continued sales and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the conversion of a bank to a restaurant with 276 total seats including indoor seating and a 370 sq. ft. covered patio with 44 seats with operating hours of 9 a.m. to 2 a.m. daily (Section 12.21 a10). Requested Entitlement: [blank]. Applicant: Emely Decker, Buffalo Wild Wings. Representative: Michael Ayaz, LiquorLicense.com. Permanent Link: <https://planning.lacity.org/pdiscaseinfo/Caseld/MjlyNDk00>.

Mr. Ayaz presented.

**MOTION** (by Mr. Wehbe, seconded by Mr. Ducey): The Central Hollywood Neighborhood Council supports a CUB for an (E) 7240 restaurant to allow for continued sales and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the conversion of a bank to a restaurant with 276 total seats including indoor seating and a 370 sq. ft. covered patio with 44 seats with operating hours of 9 a.m. to 2 a.m. daily (Section 12.21 a10) at 7060 W. Hollywood Blvd. 90028, Case No. ZA-2010-3455-CUB-PA2, pursuant to 12.24 W1.

**MOTION PASSED** unanimously by a voice vote; zero opposed; zero abstained.

- C. Case Nos. ENV-2018-4959-EAF (Environmental Assessment) and ZA-2018-958-CUB-ZV (CUB - Conditional Use Beverage-alcohol). Project Description: 1518 N. Cahuenga Blvd., L.A. 90028, proposed new restaurant in an existing building with live music on ground floor and rooftop outdoor dining area. Representative: Ms. Knarik Vizcarra, Urban Solutions. Permanent Link: <https://planning.lacity.org/pdiscaseinfo/Caseld/MjlzNDcw0>. Full application package hand-delivered to CHNC August 27th Meeting.

Ms. Vizcarra presented and showed photos and a site plan of the C-4-zoned project. She stated that “live music will be limited . . . to the first floor.” First floor and rooftop seating will be for 400 people. Grant of Grandmaster Recorders said they are recruiting well-known chefs, will serve Italian food, and their recording spaces have hosted famous musicians; “we want to be very community-focused” and “we have no intension” to bring in outside promoters. Ms. Vizcarra said “we met with the [City] Council Office” and will talk with LAPD Vice. She said it would be open 12:00 p.m. – 2:00 a.m. but “it is not a club.” They hope to open in September 2019. They will have restaurant music, mainly rock and roll.



**MOTION** (by Mr. Wehbe, seconded by Mr. Davis): The Central Hollywood Neighborhood Council supports a CUB (Conditional Use Beverage-alcohol) for a proposed new restaurant in an existing building with live music on ground floor and rooftop outdoor dining area at 1518 N. Cahuenga Blvd., L.A. 90028, Case Nos. ENV-2018-4959-EAF (Environmental Assessment) and ZA-2018-958-CUB-ZV.

**DISCUSSION:** The building will have an elevator.

**MOTION PASSED** unanimously by a voice vote; zero opposed; zero abstained.

D. Case No. ZA-2018-3601-ZAA-SPR Project Description: 1007 N. Orange Dr. 90038, a change of use from 33,180 sq. ft. of parking to 28,486 sq. ft. of media production and 4,694 sq. ft. of commercial uses. Requested Entitlement: Pursuant to 12.28.c, a Zoning Administrator adjustment to permit a Floor Area Ratio of approximately 1.6:1 in lieu of the required 1.5:1. Pursuant to 12.28.c, a Zoning Administrator adjustment to permit a zero-foot front yard setback in lieu of the required 15-foot setback per the MR1-1 zone. Pursuant to 16.05, site plan review for a project containing greater than 50,000 sq. ft. of non-residential floor area. Applicant: 7007 W. Romaine (LA) LLC: 1016 N. Sycamore Ave. (LA). Representative: Michael Gonzales, Gonzales Law Group APC. Permanent Link: <https://planning.lacity.org/pdiscaseinfo/Caseld/MjlyMDI40>.

It was determined that there was no need for the CHNC to consider this project at this time.

9. Budget Advocates update; Charles Taylor  
Mr. Taylor was not present and there was no report.

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.

There were no volunteers at this time.

J. **COMMENTS by Board Members**

There were no comments at this time.

K. **ADJOURNMENT**

Ms. Beck declared the Meeting **ADJOURNED** at 8:50 p.m.

Minutes written by DL, possibly edited by CHNC. *The first paragraph of some Items, Motions/Resolutions and other wording may have been directly copied from the Agenda.*