GENERAL BOARD MEETING MINUTES, Monday, July 22, 2019
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 6:01 p.m.

B. ROLL CALL
All nine of the nine Board Members were present at the beginning of the Meeting: Louis Abramson, Eman Al-Hassan, Elvina Beck (President), Duffy Culligan, Roger Davis (Secretary), Steve Ducey, Alexander Massachi, Charles Taylor (Treasurer) and Ferris Wehbe (Vice-President). No Board Members were 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&dtla=su46~), so the Board could take such votes. All nine Board Seats were filled (by election or appointment). No Board Seat was vacant. Also attending: 31 Stakeholders and Guests.

C. REPORT / COMMENTS from Government representatives in attendance.

Josh Kurpifies, District Director for State 50th District Assemblymember Richard Bloom, (310-450-0041; Josh.Kurpies@asm.ca.gov; http://assembly.ca.gov/Bloom), reported that the July 20th Hollywood Family Resource Fair was successful.

Ethan Weaver, L.A. City Deputy Attorney, Neighborhood Prosecutor Program (213-978-7904; Ethan.Weaver@LACity.org; https://www.lacityattorney.org/neighborhood-prosecutors), explained his role. He “brought criminal cases against three nightclubs . . . all had various forms of major public safety issues . . . Project L.A., Scorpion, and Rusty Mullet . . . [he] already had prosecutions against Playhouse and Liaison . . . this is really focused on the quality of life issues . . . spilling onto the Boulevard.”

L.A. City District Four Councilman David Ryu (323-957-6415; David.Ryu@LACity.org; http://DavidRyu.LACity.org), thanked Board Members and Stakeholders for their work and encouraged Committee service and contacting his Office for help. He urged getting to know neighbors for emergency preparedness.

Brian Oliver, an LAPD Hollywood Division Senior Lead Officer (ofc. 213-972-2966; 37349@LAPD.LACity.org; http://www.lapdonline.org/hollywood_community_police_station), urged to “lock it, hide it,
keep it” and “lock vehicles”; there’s a problem with “smash and grab” thefts. Business cameras help.

Ben Thompson, an LAPD Hollywood Division Vice Investigator and Senior Lead Officer (ofc. 213-972-2966; cell/text 805-624-2015; 39467@LAPD.LACity.org; http://www.lapdonline.org/hollywood_community_police_station), reported that there are “cease and desist” orders to businesses not following regulations. Crime is down 10% from last year. He noted that women walking alone on side streets were robbed. A walkability program of Bureau of Street Services Investigators and Police on the Walk of Fame starts in August “to enhance walkability, accessibility on the right-of-way.”

BONC (L.A. Board of Neighborhood Commissioners) Vice-Chair Debbie Wehbe [213-978-1551; Debbie.Wehbe@LACity.org; Commissioners@EmpowerLA.org; www.EmpowerLA.org] urged that all Board Members’ trainings be up-to-date. Land Use Committee Chairs will be required to have land use training. She encouraged amending the Bylaws to require having a Youth Seat.

[This Agenda Item was addressed after Item #H. 8. b.] Alice Roth, Deputy District Director for L.A. City District Four Councilman David Ryu (cell 213-359-0032; 213-851-2121; Alice.Roth@LACity.org; http://CD4.LACity.org), is working with the CHNC Outreach Committee and encouraged watching TV Channel 35 about City Council issues. She can arrange a visit to the City Council. She encouraged calling 3-1-1 for City services; “if they’re not responsive, call” her. Ms. Roth also is working on homeless encampments and illegal dumping.

D. CONSENT CALENDAR:
1. Approval of Minutes from 5/20/19 and 6/24/19


[This Agenda Item was addressed after Item #H. 8. C.] Approval of the June 24th Minutes was removed from the Consent Calendar.

CONSENT AGENDA MOTION (by Ms. Beck, seconded by Mr. Ducey): The Central Hollywood Neighborhood Council approves the Motions in Consent Agenda Item #s D. 1. - 2. without the 6/24/19 Minutes.

CONSENT AGENDA MOTION PASSED unanimously; zero opposed; zero abstained.

E. GENERAL PUBLIC Comment on NON-Agenda items:
There were no comments at this time.

F. PRESENTATIONS, MOTIONS & RESOLUTIONS:
1. Lime Scooter presentation by Community Affairs liaison, Karla M Ownunwanne.

Ms. Ownunwanne said to contact Lime through the MyLA311 phone application or call 3-1-1 with complaints. Mr. Davis urged for scooter speed to be lowered to 10 miles per hour. Sidewalk riding, which is illegal, costs a $197 citation. Mr. Wehbe reported that the Land Use Committee recommended that scooter companies invest in geo-mapping; when scooters are down, for the scooters to make noise; and collaborating with Neighborhood Councils on safety training.
2. Wheels (an e-scooter company) presentation by Arturo Gonzalez from Urban Strategy Group, Inc.

Representative Joanna Amador presented. Customer Service is at 888-240-7120 and TakeWheels.com. A pilot program will end in March 2020; the Conditional Use Permit may be extended. She clarified that Wheels has bicycles, not scooters. She said “there are geo-fenced areas where our bikes are not supposed to operate in.” Ms. Ownunwanne encouraged contacting the City Department of Transportation to request that no scooters or e-bikes be on the Walk of Fame, per City Ordinance.

G. BOARD REPORTS, including Discussion and possible action items, if listed.
1. President, Elvina Beck
Ms. Beck indicated that there was no report at this time.

2. Vice-President, Ferris Wehbe
Mr. Wehbe indicated that there was no report at this time.

3. Secretary, Roger Davis
Mr. Davis reported.

4. Treasurer, Charles Taylor (Second Signer: Elvina Beck)
A. Discussion and possible action to review and approve a Neighborhood Purposes Grant application for L.A.C.E.R. (Literacy, Arts, Culture, Education, and Recreation).
If approved by CHNC, the NPG will support free after-school programming L.A.C.E.R. provides to students at Bancroft Middle School and Hollywood High School. Through the free after-school program, students can choose from between 5 - 7 different classes in which to participate, including math and literacy intervention, homework tutoring, computers, music, visual arts, dance, or sports at both Bancroft Middle School and Hollywood High School, and college and career prep workshops at Hollywood High School. L.A.C.E.R. programs run Monday - Friday from 3:00 p.m. to 6:00 p.m. Funds would also support the purchase of supplies for program related activities. The request from L.A.C.E.R. seeks a total amount not to exceed $4,878.38 (L.A.C.E.R. will provide a requested dollar amount before submitting the final agenda).

[This Agenda Item was addressed after Item #G. 4. D.] Will Seymour (323-967-6481; WS@LACERStars.org; LACERAfterSchool.org) described the program and faculty backgrounds. Since 1995 they’ve served 4,000 students per year, around 150 per day. Government provides 40% of their funding; “the rest is all private donations.”

FUNDING MOTION (by Mr. Wehbe, seconded by Ms. Beck): The Central Hollywood Neighborhood Council will approve a Neighborhood Purposes Grant for L.A.C.E.R. in the amount of $2,000 for the Hollywood High School program.

DISCUSSION: Mr. Seymour explained CHNC logo placement.

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

B. Discussion and possible action to review and approve a Neighborhood Purposes Grant application for the Haiti International Film Festival (HIFF). If approved by CHNC, the NPG will support the Haiti International Film Festival. The Festival provides a platform for the underserved community of Haitian artists and projects that are inspired by Haiti. HIFF showcases an authentic representation of Haitian art and culture not seen in mainstream media outlets. The festival more fully supports and illustrates the cultural diversity of Hollywood and its filmmakers in a way designed to encourage collaboration between Hollywood and Haitian filmmakers in Hollywood and around the world. If approved, NPG funds will cover the costs to rent the historic Barnsdall Gallery Theater for $2,435 and $1,000 for food and refreshments. The request from HIFF seeks a total amount not to exceed $3,435.00.

Mr. Taylor updated about the budget. Festival Director Jaquil Constant described the August 17th 12:00-10:00 p.m. event and thanked the CHNC for previous support.

**FUNDING MOTION** (by Mr. Davis, seconded by Mr. Wehbe): The Central Hollywood Neighborhood Council dedicates $2,000 to co-sponsor the 4th Annual Haiti International Film Festival.

**DISCUSSION**: Mr. Constant noted other organizations' support. The CHNC will be mentioned on the Festival’s Facebook page.

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

C. Discussion and possible action to review and approve a Neighborhood Purposes Grant application for Hollywood High School for an amount not to exceed $2,997.23. If approved by CHNC, the NPG will support a Korean language study program that Hollywood High is launching in the 2019-2020 school year. If approved, the NPG will support the Korean language study program and related curriculum based on the Dynamic Korean series, which not only teaches Korean vocabulary and grammar, but also multi-cultural experiences, communities, and perspectives that encourage students to juxtapose Korean and American culture. The NPG will support students' multi-cultural appreciation and foreign language acquisition.

Assistant Principal Samuel Dovlatian [323-993-1700; SDovlati@lausd.net] explained the program that students have requested.

**FUNDING MOTION** (by Mr. Wehbe, seconded by Mr. Davis): The Central Hollywood Neighborhood Council will approve a Neighborhood Purposes Grant application for Hollywood High School in the amount of $2,997.23

**DISCUSSION**: There was discussion about the remaining budget amount and allocation procedure.
**FUNDING MOTION PASSED** unanimously by a roll call vote of the nine eligible voters present with all nine in favor (“Yes” or “Aye”) (Abramson, Al-Hassan, Beck, Culligan, Davis, Ducey, Massachi, Taylor and Wehbe); zero opposed; zero abstained.

D. Discussion and possible action to review and approve [see the below Motion]. The JCH Film Festival is November 1-3, 2019 at the TCL 6 Theater in Hollywood. The dates for the JCH Film Festival are chosen to coincide with the US-Japan Council annual conference which will be held at the Loews Hotel at Hollywood and Highland November 4-5, 2019. If approved by CHNC, the funds will partially cover the costs of the TCL Theater rental and promotion.

Doug Montgomery presented. They are hoping for 2,000 attendees. Mr. Taylor clarified that funding must be for the free admission part of the event.

**FUNDING MOTION** (by Mr. Davis, seconded by Ms. Beck): The Central Hollywood Neighborhood Council will fund a $2,000 Neighborhood Purposes Grant Application to support the "Japan Cuts Hollywood (JCH) Film Festival" to promote the critical two-way bridge between Japan and Hollywood. JCH request an amount to support the JCH Film Festival not to exceed $2,000.00.

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

E. General Treasurer and Central Hollywood Neighborhood Council Funding Update
Mr. Taylor reported.

H. COMMITTEE REPORTS, including Discussion and possible action items, if listed.
1. Safety Committee; Duffy Culligan, Roger Davis
   Mr. Davis indicated that there was no report at this time.

2. Budget and Finance Committee: Charles Taylor, Elvina Beck
   Mr. Taylor reported.

3. Outreach Committee; Duffy Culligan, Louis Abramson
   Mr. Abramson described partnerships with other groups.
   a. Discussion and possible action to move the proposed October community canvass to raise awareness for the Ready Your LA Neighborhood emergency management program to September.
   Mr. Abramson explained the free RYLAN [https://emergency.lacity.org/rylan] program.
   b. Discussion and possible action to determine an HCID LA program for a tenants’ rights workshop to be held this fall. See https://hcidla.lacity.org/rent-stabilization-workshop-schedule (click on link to PDF). Committee recommends "Be an Informed Renter."
   Mr. Abramson described the program. It was agreed to have a workshop here in November. He will reach out to other Neighborhood Councils.
c. Discussion and possible action to investigate options for a yearly large CHNC-organized community event of broad benefit to CHNC stakeholders to supplement ongoing outreach activities. Mr. Culligan explained the above. There was discussion of possible event content.

d. Discussion and possible action to permit allocating up to $400 to purchase the LA City voter file to support CHNC Outreach activities.

**FUNDING MOTION** (by Mr. Wehbe, seconded by Mr. Taylor): The Central Hollywood Neighborhood Council will allocate up to $400 to purchase the LA City voter file to support CHNC Outreach activities.

**DISCUSSION:** Mr. Abramson explained the voter file. Political party affiliations may need to be masked.

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

*Board Member Eman Al-Hassan left by this time, making eight Board Members present (the CHNC quorum is five).*

4. Homelessness Committee: Louis Abramson

a. Discussion and possible action to recommend writing a CIS in SUPPORT/OPPOSITION to LA City Council File 19-0450: Homeless Encampments Clean-Up Efforts Report / Comprehensive Homelessness Strategy. Committee recommends SUPPORT.

Mr. Abramson explained the above.


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


Mr. Abramson described the plan.

c. Discussion and possible action to host a public review of the 2019 LA County Homelessness Count featuring speakers from but not limited to LAHSA, CDs 4 & 13,
non-profits, service providers, and community leaders, potentially in conjunction/cooperation with other Neighborhood Councils.

Mr. Abramson described the above. He outreached and networked at a recent such event.

**MOTION** (by Mr. Abramson, seconded by Mr. Culligan): The Central Hollywood Neighborhood Council directs its Homelessness & Outreach Committees to identify a location, date and participants for a community review of the 2019 L.A. Homeless Count.

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

5. Beautification Committee: 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 will write a letter to Council District 4, Bureau of Street Services and other relevant departments to request completion of unfinished sidewalk pavers at 1237 N. Orange Dr. and other locations as determined by the committee.

   **DISCUSSION**: Mr. Ducey explained the issue.

   **AMENDED MOTION** (by Mr. Ducey, accepted by Ms. Beck): The Central Hollywood Neighborhood Council will write a letter to Council Districts serving the CHNC, Bureau of Street Services and other relevant departments to request completion of unfinished sidewalk pavers at 1237 N. Orange Dr. and other locations as determined by the committee.

   **MOTION to CALL FOR THE QUESTION** (by Mr. Ducey); **PASSED** unanimously; zero opposed; zero abstained.

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

   b. Discussion and possible action to write a letter to Council Districts 4 and 13, Bureau of Street Services and other relevant departments to initiate a sidewalk improvement project on Highland Avenue (from Hollywood Blvd. to Santa Monica Blvd.) Sunset Blvd (from Highland Ave. to La Brea Ave.) La Brea Ave (from Santa Monica Blvd to Fountain Ave) in collaboration with CHNC.

   Mr. Ducey explained the Item; the Committee looked for underserved areas by a Business Improvement District (BID); the CHNC would collaborate with the BID(s). He will bring more information. No Motion was made or vote taken.

   c. Discussion and possible action to write a letter to the Department of City Planning regarding the inclusion of updated design standards in the Hollywood Community Plan Update.

   Mr. Ducey explained the Item and will bring more information. No Motion was made or vote taken. [Note: the Hollywood Community Plan, approved December 13, 1988, Central Hollywood NC Board Meeting Minutes July 22, 2019 Page 7 of 10]
6. Legislative Action Committee: Steve Ducey, Eman Al-Hassan  
a. Discussion and possible action to write a CIS in Support/Opposition of CF 14-0268-S16 Tenant Relocation Assistance / Ellis Act / Median Rental Price for Comparable Units / Family Size, Unit Size, and/or Number of Tenants / Adjusted Consumer Price Index (CPI).

**MOTION** (by Mr. Ducey, seconded by Mr. Wehbe): The Central Hollywood Neighborhood Council will write a CIS in support of CF 14-0268-S16 Tenant Relocation Assistance / Ellis Act / Median Rental Price for Comparable Units / Family Size, Unit Size, and/or Number of Tenants / Adjusted Consumer Price Index (CPI).

**DISCUSSION:** Mr. Ducey explained that this is about rental assistance calculations. He said the Motion supports “the City investigating this” and does not “take a position.”

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

b. Discussion and possible action to write a CIS in Support/Opposition of CF 19-0480 Phase Out / Sale of Single-Use Bottled Water / Municipal Facilities / Municipal Events / City of Los Angeles / Blue Community.

**MOTION** (by Mr. Ducey, seconded by Ms. Beck): The Central Hollywood Neighborhood Council will write a CIS in support of CF 19-0480 Phase Out / Sale of Single-Use Bottled Water / Municipal Facilities / Municipal Events / City of Los Angeles / Blue Community.

**DISCUSSION:** Mr. Ducey explained the issue.

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

7. Entertainment Industry Committee: Roger Davis 
Mr. Davis reported.

8. PLUM Committee: Ferris Wehbe, Alex Massachi  
a. 7051 W WILLOUGHBY AVE 90038  
   Marc@Gonzaleslawgroup.Com

   Mr. Levun said the business is “primarily a coffee manufacturing company . . . they also have a café component.” He showed a site plan and renderings. The CUP
request is “to add alcohol as an accessory to the business . . . it’s a relatively small
display area in the center of the store.” He indicated that the application includes for
off-site consumption. The Owner said they would serve until 10:00 p.m. with “a hard
close at 11:00” p.m.

**MOTION** (by Mr. Massachi, seconded by Mr. Wehbe): The Central Hollywood
Neighborhood Council supports the project at 7051 Willoughby for a Conditional Use
Permit the project at 7051 Willoughby for A CUP To Allow Sale & Disp Of Wine &
Patio W/105 Indoor Seats And 37 Outdoor Seats. Requested Entitlement: Central
Hollywood Neighborhood Council Plum Committee Agenda 3-25-19 2 Of 3 A
Conditional Use Permit To Allow The Sale And Dispensing Of Wine And Beer For 
Onsite Consumption, In Conjunction With A Proposed 4,900 Sq. Ft. Cafe With A 
1,350 Sq. Ft. Patio Having 105 Indoor Seats And 37 Outdoor Seats. Hour Of 
Operations Area From 7:00 Am To 11:00 Pm, Daily in addition to incorporating LAPD
Hollywood Vice Division conditions.

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

b. 1134 N ORANGE DR 90038 --
http://planning.lacity.org/pdiscaseinfo/CaseId/MjI5MzA30 -- Project Description: The
Demo Of Existing 3 Units And The Development Of A New 5-story, 24-Unit (Of 
Which 3 Are Very Low Income), 29,511 Square-foot Apartment Building With 17 
Parking Spaces. Requested Entitlement: Pursuant To Section 12.24-u,26 Of The 
Lamc, A Conditional Use For off-menu Density Bonus Of Up To 57.5% And Section 
12.22-a,25 Density Bonus For On-menu Incentives For Far To 3.6:1, 6'7' Rear Yard 
Setback, And Front Yard Setback Of 12'. All For The Demo Of Existing 3 Units And 
The Development Of A New 5-story, 24-unit (Of Which 3 Are Very Low Income), 
29,511 Square-foot Apartment Building With 17 Parking Spaces. Applicant:
[Company: Orange Flats, Llc] Representative: Marc Levun
Marc@Gonzaleslawgroup.Com

Mr. Massachi recused from voting (was declared ineligible to participate in or vote on a 
Motion(s) in this Item due to a possible or known conflict of interest) to co-present this 
Agenda Item, making eight Board Members present and eligible to vote (the CHNC Board 
quorum is five). Recusing is not the same as abstaining from voting, which is declining to 
vote “yes” or “no”.

Mr. Levun explained the project would have 14 800-square-foot one-bedroom and 10 
1,200 square-foot two-bedroom units above parking; one of each would be Very-
Low-Income. Mr. Massachi explained the project design. Renderings were shown. 
They are asking for a height increase to 57 1/2-feet and a Floor Area Ratio (FAR) 
increase from 3.1 to 3.6; there would be one-half parking space per unit, by right. 
Fifteen percent of the rooftop would have solar panels. Mr. Levun said the units that 
are there “are vacant.” Mr. Massachi reported that four single-family homes across 
the street “are going to sell to a multi-family developer.” A Stakeholder was 
concerned about increased density and traffic.

**MOTION** (by Mr. Wehbe, seconded by Mr. Davis): The Central Hollywood
Neighborhood Council supports A Conditional Use For off-menu Density Bonus Of 
Up To 57.5% And Section 12.22-a,25 Density Bonus For On-menu Incentives For
Far To 3.6:1, 6’7” Rear Yard Setback, And Front Yard Setback Of 12’, All For The Demo Of Existing 3 Units And The Development Of A New 5-story, 24-unit (Of Which 3 Are Very Low Income), 29,511 Square-foot Apartment Building With 17 Parking Spaces and requests the installation of doggie waste stations and extreme conservation measures.

**DISCUSSION:** Mr. Levun said rents will be “what the market dictates.” Units would open no earlier than the end of 2022.

**MOTION PASSED** unanimously; zero opposed; zero abstained; one recused (Massachi).

*Board Member Alexander Massachi’s recusal ended and he returned to the Board at this time, making nine Board Members present (the CHNC Board quorum is five).*

c. Discussion on organizing a panel to look into the updated Hollywood General plan. Mr. Wehbe explained the above.

9. Budget Advocates update; Charles Taylor
   Mr. Taylor indicated that there was no update.

I. **The board is seeking members of the public** to participate on all CHNC committees. Interested members may contact 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 candidates at this time.

J. **COMMENTS by Board Members** - Board members may provide a brief statement of their activities or request that an item be placed on a future agenda item

   There were no comments at this time.

K. **ADJOURNMENT**

   **MOTION** to **ADJOURN** (by Ms. Beck, seconded by Mr. Ducey).

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

   The Meeting was **ADJOURNED** at 10:31 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.* The CHNC Minutes page is http://chnc.org/posts.