GENERAL BOARD MEETING MINUTES, Monday, November 26, 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
Vice-President Wehbe called the Meeting to order at 6:03 p.m.

B. ROLL CALL
Roll Call was taken by Mr. Wehbe. Five of the nine Board Members were present at the beginning of the Meeting: Eman Al-Hassan, Roger Davis (Secretary), Steve Ducey, Charles Taylor and Ferris Wehbe (Vice-President). Elvina Beck (President) arrived later. Wil Anabel, Duffy Culligan and Gayl Murphy 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&dlt= su46~), so the Board could take such votes. Nine Board Seats were filled (by election or appointment). One Board Seat was vacant [At Large; to apply, email Elvina@chnc.org] Also attending: 28 Stakeholders and Guests.

C. REPORT / COMMENTS from Government representatives in attendance.
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 that “about two weeks ago we broke ground” on women’s bridge housing.

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 has been a lot of “retail theft,” especially around the “Hollywood and Highland complex,” at the Walgreen’s at Sunset and Vine (the LAPD may condition Walgreen’s Conditional Use Permit to require security); and at health club locker rooms. Health club thefts have been done by employees and customers; cheap locks are prompting “people . . . ripping lockers open.”

Stewart Lozano, for State 50th District Assemblymember Richard Bloom, (310-450-0041; Stewart.Lozano@asm.ca.gov; http://assembly.ca.gov/Bloom), reported.
Later, Danny Pesqueira, another LAPD Hollywood Division Senior Lead Officer (26906@LAPD.LACity.org), introduced himself.

D. ADMINISTRATIVE Items:
1. Approval of Minutes from 10/29/18

   **MOTION** (by Mr. Davis, seconded by Mr. Ducey): The Central Hollywood Neighborhood Council approves the Minutes of its October 29, 2018 General Board Meeting as written.

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

*Board Member Elvina Beck arrived at this time (6:05), making six Board Members present (the CHNC quorum is five).*

E. GENERAL PUBLIC Comment on NON-Agenda items:
Marina Hatfield, Hollywood High School Assistant Principal, introduced herself.

F. MOTIONS & RESOLUTIONS:
There were none at this time.

G. BOARD REPORTS, including Discussion and possible action items, if listed.
1. President, Elvina Beck
   Ms. Beck reported.

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

3. Secretary, Roger Davis
   A. Discussion and Possible action to allocate up to $1,000 for CHNC business cards for members of the board.

      **FUNDING MOTION** (by Ms. Beck, seconded by Mr. Wehbe): The Central Hollywood Neighborhood Council will allocate up to $1,000 for CHNC business cards for members of the Board.

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

4. Treasurer, Charles Taylor (Second Signer: Elvina Beck)
   Mr. Taylor reported that he is processing several previously-approved Board Action Certification forms for vendor payments. No Motion was made or vote taken.
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. Outreach Committee; Duffy Culligan, Gayl Murphy
   Mr. Culligan and Ms. Murphy were not present and there was no report.

   Ms. Beck and Mr. Taylor indicated that there was no report.

4. Election Committee: Roger Davis
   Mr. Davis reported that he awaits instructions from DONE [the L.A. Department of Neighborhood Empowerment; 213-978-1551; NCSupport@LACity.org; www.EmpowerLA.org] regarding the [March 31, 2019 CHNC] election.

5. Beautification Committee: Steve Ducey
   a. Discussion and Possible action to [see the below Motion].
      Mr. Ducey explained the Motion and that there has been a commitment to saving 14 of the 18 trees.

      **MOTION** (by Mr. Ducey, seconded by Mr. Davis): The Central Hollywood Neighborhood Council will write a letter of support for sidewalk repair and preservation of old growth trees on Cherokee Avenue to be delivered to the Bureau of Street Services, Urban Forestry Division and the Department of Public Works.

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

6. Legislative Action Committee: Charles Taylor, Steve Ducey
   a. Discussion and possible action to write a CIS in SUPPORT/OPPOSITION to Council File 15-0467-S8, Current Hiring Efforts / Bureau of Street Services (BSS) / Planting, Maintenance and Care Services / City Street Trees.
      Mr. Ducey explained the Motion.

      **MOTION** (by Mr. Ducey, seconded by Mr. Davis): The Central Hollywood Neighborhood Council will write a Community Impact Statement in support to Council File 15-0467-S8, Current Hiring Efforts / Bureau of Street Services (BSS) / Planting, Maintenance and Care Services / City Street Trees.

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

   b. Discussion and possible action to write a CIS in SUPPORT/OPPOSITION to Council File: 14-0268-S14 Rent Stabilization Ordinance (RSO) / Offset Reduction in Rent Stabilized Housing.
Mr. Ducey recommended Tabling this due to the late time [at this time of the Meeting]. He explained that the City Council considered it. Mr. Wehbe recommended and Mr. Ducey agreed to invite both sides to present.

**MOTION to TABLE** (by Mr. Ducey, seconded by Mr. Wehbe): The Central Hollywood Neighborhood Council TABLES Item # H. 6. b.

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

7. Entertainment Industry Committee: Roger Davis
Mr. Davis reported that the Caribbean Festival is being organized and venues vetted.

8. PLUM Committee: Ferris Wehbe

Representative Ira Handleman introduced Scott Johnson. Mr. Handleman stated that “it is not a historical building” and indicated that they have met with other community groups. Mr. Johnson showed slides; renderings; and site, floor and landscape plans for the project “next to the Cinerama Dome.” There would be two below and four above-grade parking levels with around 276 vehicle, electric vehicle outlets and 218 bicycle spaces. Edgar Choate of Meyer Brown said “this is an apartment project” with 200 units. There would be 39 650 square-foot studios; 72 800 square-foot one-bedrooms; 76 1,130 square-foot two-bedrooms; and 11 1,500 square-foot three bedrooms. Ten, or 5%, of the units would be low-income.

**MOTION** (by Mr. Wehbe, seconded by Mr. Davis): The Central Hollywood Neighborhood Council supports Case No. CPC-2016-3630-ZC-HD-DB-MCUP-SPP-SPR-WDI, ENV-2016-3631-SCPE, 6400 W. Sunset Blvd. (the Amoeba project) 90028, with the following conditions: that the applicant
• work with LAPD Vice, Hollywood Division, for any future rooftop activities or entertainment;
• once the ABC License is granted, that once they have an operator, that the operator will come back to this Board;
• have 10% low-income and extreme low-income units;
• have doggie waste stations around the property; and 
• have extreme low water conservation.

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

*Board Member Ferris Wehbe recused himself (self-declared as ineligible to vote on this Motion due to a possible or known conflict of interest) and left the room at this time, making five Board Members present (the CHNC quorum is five).*

**B. Case #: ZA-2018-2548-F** Project Description: 1303 N. Citrus Ave., 90028. 
Requested Entitlement: Relief from fence height limitation. 
Applicant: James Ward on behalf of Ward Schurr Inc. 
Representative: Arundel Hunter, V.P. of Operations. 
Possible Motion: The Central Hollywood Neighborhood Council Planning and Land Use Management Committee recommends to the CHNC Board to support/oppose relief from fence height limitation for the project at 1303 N. Citrus Ave., Case No. ZA-2018-2548-F, as presented.

Copies were distributed of application information. The building, at the corner with Fountain, has three units. The three owners described recent break-ins and that most nearby fences also are six feet high.

**MOTION** (by Ms. Beck, seconded by Ms. Al-Hassan): The Central Hollywood Neighborhood Council supports relief from fence height limitation for the project at 1303 N. Citrus Ave., Case No. ZA-2018-2548-F, as presented.

**MOTION PASSED** unanimously by a roll call vote of the five eligible voters present with all five in favor (“Yes” or “Aye”) (Al-Hassan, Beck, Davis, Ducey and Taylor); zero opposed; zero abstained. Mr. Wehbe recused (self-declared/declared as ineligible to vote on this Motion due to a possible or known conflict of interest; recusing is not the same as abstaining from voting, which is declining to vote “yes” or “no”).

*Board Member Ferris Wehbe returned to the room at this time, making six Board Members present (the CHNC quorum is five).*

**C. Case #: ZA-2015-1767-CUB, ZA-2009-523-CUB, ZA-2008-2203-CUB, ZA-1994-0101-CUB, ZA-1987-1108-CUB.** Project Description: 7065 1/2 W. Sunset Blvd. 90028, a Conditional Use Permit to allow for the on-site sale and dispensing of beer and wine for a new proposed 1,950 sq. ft. restaurant having 76 interior seats and 36 exterior seats on the patio. Facility hours of operation from 10:00 a.m. to 4:00 a.m. daily with alcohol sales from 10:00 a.m. to 2:00 a.m. 
Requested Entitlement: A Zone Variance for the C4-2D-SN zone to allow 11 video game machines in the restaurant. 
Applicant: 7065 Sunset Group, LLC. 
Representative: Christine Rivera, Elizabeth Peterson Group. 
Possible
Motion: The Central Hollywood Neighborhood Council Planning and Land Use Management Committee recommends to the CHNC Board to support/oppose a Conditional Use Permit to allow for the on-site sale and dispensing of beer and wine for a new proposed 1,950 sq. ft. restaurant having 76 interior seats and 36 exterior seats on the patio. Facility hours of operation from 10:00 a.m. to 4:00 a.m. daily with alcohol sales from 10:00 a.m. to 2:00 a.m., for the project at 7065 1/2 W. Sunset Blvd., Case No. ZA-2015-1767-CUB, ZA-2009-523-CUB, ZA-2008-2203-CUB, ZA-1994-0101-CUB, ZA-1987-1108-CUB, as presented.

Ms. Rivera said the shopping center, at LaBrea, has 43 parking spaces and that they will work with the Police on security and have inside and outside cameras. She showed renderings, and site and floor plans. She stated that “they’re not asking for live entertainment; it'll be recorded music.” There’s no Hearing yet.

_Board Member Roger Davis left the room at this time, making five Board Members present (the CHNC quorum is five)._

**MOTION** (by Ms. Beck, seconded by Mr. Wehbe): The Central Hollywood Neighborhood Council supports a Conditional Use Permit to allow for the on-site sale and dispensing of beer and wine for a new proposed 1,950 sq. ft. restaurant having 76 interior seats and 36 exterior seats on the patio. Facility hours of operation from 10:00 a.m. to 4:00 a.m. daily with alcohol sales from 10:00 a.m. to 2:00 a.m., for the project at 7065 1/2 W. Sunset Blvd., Case No. ZA-2015-1767-CUB, ZA-2009-523-CUB, ZA-2008-2203-CUB, ZA-1994-0101-CUB, ZA-1987-1108-CUB, as presented.

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

_Board Member Roger Davis returned to the room around this time, making six Board Members present (the CHNC quorum is five)._
the project at 6506 W. Hollywood Blvd., Case No. ZA 2006-5732-PA2, as presented.

Mr. Wehbe explained that the CHNC previously considered the Playhouse license in the past; the developer was to work on conditions with LAPD Vice Division. Copies were distributed of a letter regarding the club from the Police to Charles Rausch Jr., interim Chief Zoning Administrator; it was noted that the letter had been sent this afternoon. Officer Thompson reported that the LAPD was, at this time, opposed to the License unless conditions were met, including closing at 12:00 a.m. The restaurant currently had been open from 10:00 or 11:00 a.m. – 4:00 a.m., daily; “the entertainment component, Wednesday-Saturday” and for special events. He said “the reason for calling this Case back . . . [was] several significant incidents” including “a shooting incident . . . investigators found evidence of after-hours alcohol consumption . . . an undercover inspection” noted “gross non-compliance” with “operating conditions” and, recently, “21 battery incidents” and other major crimes. He said there had been “lack of adherence to regulatory requirements” and that recent criminal activity was “worse than the year prior . . . there have been four sexual assaults . . . two of which occurred relatively recently.” Officer Thompson noted that “the applicant currently employs robust security . . . it doesn’t seem to be helping.”

Applicant representative Michael LoGrande said “we currently employ 25 security guards” and off-duty police. He believed that the Police report “has hundreds of inaccuracies,” indicated that they have videos of people doing criminal activity in front of the club and said “there’s no guns coming into the club.” He noted that “all . . . bartenders have gone through STAR training.” He believed that some crimes have been attributed to but were not committed in the club. Mr. Vinokur said that food vendors are blocking and causing others to block the sidewalk and that “every time I complain to” the Police they say `we can’t help you.’” Officer Thompson said “we are trying to avoid a revocation” and are seeking “corrective action” for the “substantial amount of criminal activity” that is “directly attributable to 6506 Hollywood Blvd.” Tricia La Belle [323-462-9621; TLaBelle@Boardners.com], of the Greater Los Angeles Hospitality Association, believed that, if the Playhouse closes, “there may be a slight improvement” but it won’t solve the problem. She said that “BID [Business Improvement District] security refuses to work past 8:00 at night.” Mr. Ducey believed that the Police letter was presented too late to fairly consider at this time.

**MOTION** (by Ms. Beck, seconded by Mr. Wehbe): The Central Hollywood Neighborhood Council supports Case No. ZA-2006-5732-PA2, 6506 W. Hollywood Blvd., subject to the recommendations from LAPD Vice in cooperation with the owner and encourages the applicant and LAPD to develop conditions subject to the satisfaction of the Associate Zoning Administrator.
MOTION PASSED by a voice vote of the six eligible voters present with four in favor (“Yes” or “Aye”) (Beck, Davis, Taylor and Wehbe); two opposed (“No” or “Nay”) (Al-Hassan and Ducey); zero abstained.

9. Budget Advocates update; Charles Taylor
Ms. Beck encouraged completing a survey rating City services.

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 volunteers at this time.

J. COMMENTS by Board Members
There was discussion of what the BID can do about nighttime criminal activity; the BID will be invited to present. Mr. Ducey is researching “conflict of interest” laws; he summarized that a Board Member’s financial/economic interest may require recusing from voting.

K. ADJOURNMENT

MOTION to ADJOURN (by Mr. Wehbe, seconded by Mr. Davis).

MOTION to ADJOURN PASSED; zero opposed; zero abstained.

The Meeting was ADJOURNED at 9:45 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.