

CITY OF LOS ANGELES
CALIFORNIA

**HOLLYWOOD HILLS WEST
NEIGHBORHOOD COUNCIL
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**HOLLYWOOD HILLS WEST
NEIGHBORHOOD COUNCIL**

C/O Department of Neighborhood
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**HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL
BOARD MEETING
May 15, 2019
6:00 pm
Will and Ariel Durant Library Branch
7140 Sunset Blvd, Los Angeles, CA 90046**

Directions: East of N. Fairfax Ave and West of N. La Brea Ave of Hollywood Blvd. Building is accessible and free parking is available behind the building.

The public is requested to fill out a "Speaker Card" to address the Board on any item of the agenda prior to the Board taking action on an item. Comments from the public on non-agenda and agenda items will be heard during the Public Comment Period and, within the discretion of the presiding officer of the Board, when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Board's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to 2 minutes per speaker unless waived by the presiding officer of the Board. Agenda is posted for public review: on bulletin boards at the Durant Library Branch, and electronically on the Hollywood Hills West Neighborhood Council website www.hhwnc.org and on the Department Of Neighborhood Empowerment, www.empowerla.org.

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at our website at www.hhwnc.org, or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the Board Secretary at secretary@hhwnc.org.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting Lorezno Briceno at lorenzo.briceno@lacity.org or (213) 878-2551.

**ALL ITEMS LISTED ON THIS AGENDA ARE SUBJECT TO:
POSSIBLE ACTION, INCLUDING A BOARD MOTION AND
VOTING ON THE MOTION.**

PROCESS FOR RECONSIDERATION: The Board may reconsider and amend its action on items listed on the agenda if that reconsideration takes place immediately following the original action or at the next regular meeting. The Board, on either of these two days, shall: (1) Make a Motion for Reconsideration and, if approved, (2) hear the matter and Take an Action. If the motion to reconsider an action is to be scheduled at the next meeting following the original action, then two items shall be placed on the agenda for that meeting: (1) A Motion for Reconsideration on the described matter and (2) a Proposed Action should the motion to reconsider be approved. A motion for reconsideration can only be made by a Board member who has previously voted on the prevailing side of the original action taken. If a motion for reconsideration is not made on the date the action was taken, then a Board member on the prevailing side of the action must submit a memorandum to the Secretary identifying the matter to be reconsidered and a brief description of the reason(s) for requesting reconsideration at the next regular meeting. The aforesaid shall all be in compliance with the Ralph M. Brown Act.

DRAFT AGENDA

- 1. Call to order by President, Anastasia Mann**
- 2. Roll Call by Secretary, Britta Engstrom**
- 3. Approval of minutes**
- 4. Public Official Reports**
 - a) 43rd Assembly District, Assemblymember Laura Friedman Presentation
 - b) CD13 – Sean Starkey, Office of Councilman Mitch O’Farrell
 - c) CD4 –Field Deputy, Madelynn Taras, Office of Councilmember David Ryu
 - d) Mayor’s Office, Central Area NC Rep, Angie Aramayo
 - e) 46th Assembly District, Cindy Vallegas, Office of Assemblymember Adrin Nazarian
 - f) 43rd Assembly District, Seamus Garrity from the Office of Assemblymember Laura Friedman
 - g) 50th Assembly District- Josh Kurpies, Office of Assemblyman Richard Bloom
 - h) 25th Senatorial District, Vickere Murphy, District Representative, Office of Anthony Portantino
 - i) 3rd Supervisorial District, Fernando Morales, Office of Supervisor Sheila Kuehl
 - j) 26th Senate State District, Allison Towle, Office of Senator Ben Allen
 - k) 24th Senate State District, Baydsar Thomasian, Office of Senator Maria Elena Durazo
 - l) Neighborhood Prosecutor, Hollywood Division, Ethan Weaver
 - m) Department of Neighborhood Empowerment, Lorenzo Briceno
 - n) Los Angeles Department of Recreation and Parks, Joe Salaices
 - o) LAPD
 - p) LAFD
 - q) LADWP
 - r) LADOT
- 5. President’s Report (Anastasia Mann)**
 - a) Infrastructure Chair Election
 - i. Verified Candidate: Danielle Mead
 - b) New Board Member Training & Tools/Website/Bylaws etc.
 - i. New Manuals-Brian Dyer
 - ii. Robert’s Rules of Order
 - iii. Training
 - iv. Web/Constant Contact “Buddy”
 - v. Business Cards-Order (Britta)
 - vi. Board Contact Info (Personal e-mail, cell phone, emergency contact)
 - vii. Basic Review of Procedures, Meeting requirements
 - viii. By Law Review, Update & Map Corrections -Appoint Ad Hoc (First Draft)
Committee: Volunteer Nominees Michael Meyer (Map), Brian Dyer, Bob Mansell, Naomi Kobrin, Anastasia Mann
 - ix. DONE Update- Grayce Liu Transfer

- c) Community Events/Business
 - i. Reminder: Ford Amphitheater HHWNC Board & Stakeholder Reception + HUNC Board. Wednesday, May 22, 2019 at 6pm
 - ii. HWD & NoHo SLO Meeting re: Mulholland update- Hwd SLO Ralph Sanchez & NoHo SLO Kurtis Delbar
- d) Confirm next meeting date: June 19, 2019

6. First Vice-President's Report (Orrin Feldman)

- a) Walgreen's Co's drug store at 6801 West Hollywood Boulevard - has been selling drug store sundries for approximately 6 months, but does not sell RX drugs at this Hollywood & Highland shopping center location. Walgreens applied in 2018 for a conditional use permit (CUP) to sell a full line of alcoholic beverages for off-site consumption at its new 8,546 square foot store. The original application proposed store hours of operation and alcohol sales from 7 a.m. to 2 a.m. daily. Walgreen's has since cut back the proposed hours of alcohol sales to be from 9 a.m. to 12 midnight, daily, which match the store's current operating hours. The Planning Department's case no. is ZA 2018-4265-CUB. The CA CEQA no. is ENV-2018-4266-CE.

The PLUM Committee voted unanimously (5 to 0) to recommend the following motion.

Motion: HHWNC opposes any conditional use permit to sell beer, wine or any alcoholic beverages at this Walgreen's store location in the Hollywood & Highland Shopping Center.

- b) 7915 West Sunset Boulevard - is the site of a Coffee Bean & Tea Leaf store which will become a Starbucks store. The site is in HHWNC's Area 7 and City Council District 4.

Starbucks Coffee Company has applied to the City's Planning Department to ask for permission and approval to operate the Starbucks store from 5 a.m. to midnight daily. At the PLUM Committee's meeting on May 2, 2019, Starbucks told the committee that it would revise its request to have an 11 p.m. closing time, which is when the existing Coffee Bean store closes.

Matthew Clemente, who works for GreenbergFarrow, Starbuck's architect, told the committee that the Planning Department is expected to schedule a zoning administrator's hearing for June 15, 2019, to consider Starbuck's application. The Planning Department's case no. is ZA 2019-1202.

Following a discussion about the City's commercial corner rules and how the Coffee Bean store had been opening earlier than the commercial corner rules would allow for approximately twenty (20) years, the committee voted unanimously (4 to 0) to recommend that the HHWNC Board adopt the following motion:

Motion: HHWNC supports Starbuck's application to operate the store at 7915 West Sunset Boulevard with operating hours from 5 a.m. to 11 p.m. daily.

- c) 2070 Nichols Canyon Road - is an approximately 2 acre vacant lot in HHWNC's Area 6 and City Council District 4.

Justine Klentner, who does business as Western Built Construction, has an application pending and being processed with the City's Planning and LADBS departments for a large compound on the site. Mr. Klentner is claiming that (i) the proposed project is "by right", and (ii) that the proposed project is exempt from review under the California Environmental Quality Act (CEQA) as a single family house.

Mr. Klentner was invited to participate in, or send a representative to, the PLUM Committee's May 2, 2019 meeting, but neither he nor any representative came to the meeting.

Following a presentation from Robert Silverstein, Esq. and a discussion, the committee voted unanimously (4 to 0) to recommend that the HHWNC Board adopt the following motion:

Motion: HHWNC recommends to Mayor Garcetti, Council Member Ryu, Vince Bertoni, the City's Planning Director, and the LA Department of Building and Safety Commissioners, that they should determine that the application should not be exempt from review under CA CEQA, and that the City should order the applicant to prepare a draft environmental impact report (EIR) on the proposed project.

HHWNC further recommends that, even if the City were to determine that the proposed project were to be "by right" and a single family house, that the City should order the applicant to prepare a draft EIR on the proposed project because (i) the proposed project's site is located adjacent to state parkland, which is The Mountains Recreation and Conservation Authority's Trebek Tract) and near to a year-round stream, and (ii) the proposed project is likely to have significant environmental impacts, which the applicant should be required to mitigate.

7. Treasurer's Report (Michael Meyer)

a) Motion and Vote to approve the April Monthly Expenditures Report

- i. In April, \$1,096.23 was spent. Photocopies (\$45.99) and the remainder on the Board Meeting at the American Legion Hall. We have \$11,623.45 available to spend in FY 18/19.

Motion: To approve the \$1096.23 monthly expenditures for April 2019.

b) Approve Board Action Certification Forms for Funding requests

- i. HHWNC.org Website Filing Fees

Motion: To approve payments of \$100 to Moore Business Systems for the 2018 and 2019 events calendar filing fees (\$50/year).

- ii. HHWNC Website Update (mobile friendly etc.)

Motion: To approve payment of up to \$1,000 to Moore Business Systems for HHWNC website updates.

- iii. Valley View Elementary Neighborhood Purposes Grant to upgrade their media lab. Remarks by Valley View Elementary Principal Ms. Susan Kim

Motion: HHWNC approve a neighborhood purposes grant of \$3700 to cover the cost of the media lab upgrade at Valley View Elementary School.

- iv. **Motion and Re-Vote:** HHWNC approves a neighborhood purposes grant in the amount of \$8,467.11 for security cameras at Gardner Elementary School. This is a re-vote since it was changed to a NPG to Friends of Gardner Elementary from a payment directly to the camera provider.

8. **Second Vice President's Report (Jane Crockett)**

9. **Secretary's Report (Britta Engstrom)**

- a) HHWNC Board roster
- b) Business Card requests

10. **Committee Reports**

a) **Business (Oren Katz)**

- i. Budget Advocates Notes

b) **Parks & Open Space (Jeffery Masino)**

- i. Update: Locked gates into upper Runyon Cyn Park (at Solar and near Desmond Estates Rd) per stakeholder inquiries/Timed lock gate installation.
- ii. Reminder: Joint Parks and Open Space, Area 6, Transportation Committee meeting: Monday, May 20th, 6:00PM – Durant Library: This will be the initial recommendations on the 2018 Dixon Resources study of Runyon Canyon Park, funded by CD4.

c) **Area 5 (Bob Mansell)**

- i. Update & discussion on the abandoned/empty apartment building at 7070 Franklin Avenue at Outpost Drive and vicinity. Re: Squatters, trash, and other nuisance and dangerous issues
Possible Speakers: Ethan Weaver, Neighborhood Prosecutor
Sven Petersen, Resident Neighbor

d) **Area 3 & Housing (Brian Dyer & Luminita Roman)**

- i. Topic Description: SB 50 as amended requires a local government to grant an equitable communities incentive, which reduces specified local zoning standards in "jobs-rich" and "transit rich areas," as defined, when a development proponent meets specified requirements. In response, City Council approved on April 16, 2019 an amended resolution to oppose SB 50, unless the Bill is amended to exclude the City of Los Angeles. The bill was returned unsigned by the Mayor on April 30, 2019.

The Area 3 / Housing committees studied the Bill, and the comments provided by those in favor, and those opposed to the bill, as well as the State's analysis of the bill and found:

- 1.) The bill uses "radius" (as does JJJ) instead of "walkshed." The Federal Transportation Authority and the County of Los Angeles in guidance for Measure M, encourage the more accurate "walk-shed."
- 2.) The change of a bus route could change the zoning.
- 3) The bill has no protections for middle income housing and would rely on new units, not marked for low income, as "market rate." As there is no accurate measuring of housing

stock in California, let alone Los Angeles, “market rate” is a vague language, as is all other income level housing. 4) The Bill was perceived the committees as a land give-away to the highest bidder. 5) The Bill should have a higher demand for affordable units.

Motion (if applicable): That the HHWNC Board approve crafting a letter to be sent to the Los Angeles City Council expressing the belief that there are other issues not expressed in the City’s response to SB 50, copying in State representatives, as the HHWNC boundaries will hold one of the most negatively affected in the State.

- ii. Topic Description: AB 724 would require the Department of Housing and Community Development to create a rental registry online portal, which would be designed to receive specified information from landlords regarding their residential tenancies and to disseminate this information to the general public.

The City of Los Angeles has no accurate way of quantifying accurately its housing stock. It gets figures from Census records and reports, and the Department of Planning demolition and building permits.

The Area 3 / Housing committees studied the Bill, and the comments provided by those in favor, and those opposed to the bill, as well as the State’s analysis of the bill and found that the Area 3 / Housing Committees agreed with, and would support the bill after issues with privacy were clarified, as stated by the analysis of the bill and through privacy protections already in the State.

Motion (if applicable): Although the submitting committees would like to see higher penalties for non-compliance that HHWNC consider supporting AB 724 as amended.

e) **Community Enrichment (Melissa Reeck)**

- i. Coffee & Conversation with David Ryu.

In the interest of building a relationship between our stakeholders and CM David Ryu of CD4, we are exploring the possibility of a weekend Coffee & Conversation series. It’s a non-scripted conversation where stakeholders ask CM Ryu questions about the issues affecting them. CM Ryu is available on Saturday, September 21st at 10AM. Board discussion regarding location.

- ii. Parcel Tax/ Measure EE

There is an upcoming election for the City of LA on June 4. Included in the vote is Measure EE – the Parcel Tax. The parcel tax is meant to address the financial challenges elevated during January’s teacher’s strike.

As worded on the ballot, QUALITY TEACHER, CLASS SIZE REDUCTION, AND LOCAL SCHOOL SAFETY MEASURE: To retain/attract quality teachers; reduce class sizes; provide counseling/nursing/library services, arts, music, science, math, preschool, vocational/career education, safe/well-maintained schools, adequate instructional materials/supplies; support disadvantaged/homeless students; shall Los Angeles Unified School District levy \$0.16 per square foot of building improvements annually, exempting seniors/certain disability recipients, providing approximately \$500,000,000 annually for 12 years, requiring annual audits, oversight, and funding local schools?

Please note that the HHWNC neither opposes nor endorses the Parcel Tax. However, in the interest of public awareness so our stakeholders can make an informed decision, we wanted to host a brief presentation on the topic.

Presentation: Elmer Roldan (LAUSD in favor of the tax)

Matt Klink (No on Measure EE campaign, against the tax)

Each will of 5 minutes to present.

11. **Public Comments** – Comments from the public on agenda items and non-agenda items within the Board’s subject matter jurisdiction. Public comments are limited to 2 minutes per speaker.

12. **Old Business**

13. **New Business**

14. **Adjournment**

