

CITY OF LOS ANGELES

CALIFORNIA



HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL OFFICERS

PRESIDENT
ANASTASIA MANN

VICE-PRESIDENT
ORRIN FELDMAN

SECOND VICE PRESIDENT
JANE CROCKETT

SECRETARY
BRITTA ENGSTROM

TREASURER
MICHAEL P. MEYER

HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

C/O Department of Neighborhood
Empowerment
3516 N. Broadway
Los Angeles, CA 90031

TELEPHONE: (213) 485-1588

FAX: (213) 485-1836
Toll Free 1 (866) LA HELPS

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

DRAFT MINUTES

1. **Call to order by President, Anastasia Mann 6:02pm**
2. **Roll Call by Secretary, Britta Engstrom Quorum established.**
Absent: Michael Meyer, Daniel Savage, Barbara Witkin. Chandan St Clare arrived at 6:06pm.
3. **Approval of minutes.** The minutes were approved unanimously 18-0.
Luminita Roman made the motion, Jeff Masino 2nd.
4. **Public Official Reports**
 - a) CD13 – Sean Starkey, Office of Councilman Mitch O’Farrell provided an update that on Saturday, May 18th the Councilmember will hold “Councilmember in Your Corner” in Hollywood. Additionally, as it is budget season they are advocating for five street service employees to be dedicated to cleaning Hollywood Blvd. CicLAvia will run through Hollywood on August 18th.
 - b) Neighborhood Prosecutor, Hollywood Division, Ethan Weaver spoke about the 7070 Franklin property. Ethan has met with Building & Safety and Planning regarding this property. Since it is a private property it has specific rights. He encouraged everyone to download the app “LA DBS Go” which allows you to tag vacant properties (similar to the 311 app).
 - c) 3rd Supervisorial District, Fernando Morales, Office of Supervisor Sheila Kuehl provided a housing update.
 - d) Los Angeles Department of Recreation and Parks, Joe Salaices attended.
 - e) LAPD- SLO Ben Thompson provided an update that crime numbers have decreased. They have petitioned the Mayor’s office to have an allocation of funds for an overtime “party

car” to respond to party houses and geographic area of CD4 on Thursday, Friday and Saturday nights from 10pm-4am.

5. **President’s Report (Anastasia Mann)**

- a) Infrastructure Chair Election
 - i. Verified Candidate: Danielle Mead
Danielle Mead was elected by the Board unanimously 19-0.
- b) New Board Member Training & Tools/Website/By Laws etc.
 - i. New Manuals-Brian Dyer stated that the manuals will also be electronic.
 - ii. Robert’s Rules of Order
 - iii. Training
 - iv. Web/Constant Contact “Buddy”
 - v. Web Update-Wendy-Motion to approve up to \$1000 for urgent website update (see Treasurer’s report)
 - vi. Business Cards-Order (Britta)
 - vii. Board Contact Info (Personal e-mail, cell phone, emergency contact)
 - viii. Basic Review of Procedures, Meeting requirements
 - ix. By Law Review, Update & Map Corrections -Appoint Ad Hoc (First Draft)
Committee: Volunteer Nominees Michael Meyer (Map), Bob Mansell, Mary Yarber, Naomi Kobrin, Anastasia Mann
 - x. 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- Hollywood SLO Ralph Sanchez & North Hollywood SLO Kurtis Delbar spoke. The two divisions are working together to patrol areas in the hills where there is smoking, speeding, party houses and tour bus issues. They need e-mails and timeframes from stakeholders of when the motors should be monitoring the areas.
- d) The next meeting date was confirmed for 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.

Jennifer Odon presented.

Orrin Feldman made the motion, Oren Katz 2nd. Motion approved 19-1.

- 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.

Orrin Feldman made the motion, Oren Katz 2nd. The motion passed 17-0.

- 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 the 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.

Orrin Feldman made a motion, Oren Katz 2nd. The board discussed. The motion passed 19-0.

Public Comments by: Naira Soghatyan, Justene Schmidt, Stacy Sillins, Michael Hacker, Julie Kremus

7. Treasurer’s Report (Michael Meyer)

a) Motion and Vote to approve 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.

Jane Crockett made the motion, Luminita Roman 2nd. The motion was approved unanimously.

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 fee. Jane Crockett made the motion, Luminita Roman 2nd. The motion passed 19-0.

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

Motion: To approve payment of up to \$1,000 to Moore Business Results for HHWNC website updates. Oren Katz made the motion, Orrin Feldman 2nd. Motion passed 20-0.

- iii. **Valley View Elementary Neighborhood Purpose Grant to upgrade their media lab.**

Remarks by Valley View Elementary Principal Ms. Susan Kim

Motion: HHWNC approve a neighborhood purpose grant of \$3700 to cover the cost of the media lab upgrade.

Melissa Reeck made motion, Mary Yarber 2nd. The motion was approved 19-0.

- iv. **Motion and Re-Vote:** HHWNC approves a neighborhood purposed grant in the amount of \$8467.11 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.

Revote was approved unanimously.

8. Committee Reports

a) Business (Oren Katz)

i. Budget Advocates Notes

- Our City expenditure exceeded revenues for the third year in a row
- The City is anticipating a budget gap of \$160 million despite record revenues (when including raises for police, firefighters and civilian workers it is closer to \$250 million)
- The City has consistently refused to address its structural deficit-over the next four years, the City is facing a cumulative deficit of almost \$1 billion, or about \$250 million a year.
- The City has not adequately funded its two pension plans to the tune of almost \$9 billion (only 82% funded).
- The City's Annual Required Contribution ('ARC') to its pension funds for this year is \$1.2 billion, or around 20% of the General Fund budget. Next year, the ARC will grow by about 10%, significantly more than the anticipated 2% growth in revenues and, using the more realistic 6.25%, the ARC would increase by about \$500-600 million a year to about 30% of the General Fund.

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

Speakers: Ethan Weaver, Neighborhood Prosecutor

In May, a work order was put in to clean and secure the property. The next step is for an inspector to clear the building and secure it.

Sven Petersen, Resident Neighbor, spoke about his experiences and the safety issues regarding the property.

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.

Brian Dyer made the motion, Luminita Roman 2nd. Presentation by Jill Stewart & Heidi Goldstein. The board discussed.

New Motion: The HHWNC Board recommends that the City oppose SB 50 because the proposed bill would transfer local control over zoning, planning and housing to private developers. The HHWNC Board encourages our city officials, and Mayor to fight for this bill's defeat.

Brian made the new motion, Luminita Roman 2nd. The motion was approved 19-0.

- 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: The HHWNC Board recommends to the City and to its State Representatives that, even though the Board would like to see higher penalties, that the Mayor, City Council members and its State representatives support AB 724, as amended in Assembly April 25, 2019.

Luminita Roman made the motion, Brian Dyer 2nd. 18-0.

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.

Tabled. For next meeting.

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). Elmer was not present at the meeting.

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

9. 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.

10. Adjournment at 8:33pm.