

CITY OF LOS ANGELES

CALIFORNIA



HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL OFFICERS

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HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

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HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

BOARD MEETING

September 18, 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 Lorenzo 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) CD4 –Field Deputy, Madelynn Taras, Office of Councilmember David Ryu
 - b) CD13 – Sean Starkey, Office of Councilman Mitch O’Farrell
 - c) Mayor’s Office, Central Area NC Rep, Angie Aramayo
 - d) 46th Assembly District, Brian Stedge, Office of Assemblymember Adrin Nazarian
 - e) 43rd Assembly District, Seamus Garrity from the Office of Assemblymember Laura Friedman
 - f) 50th Assembly District- Josh Kurpies, Office of Assemblyman Richard Bloom
 - g) 25th Senatorial District, Vickere Murphy, District Representative, Office of Anthony Portantino
 - h) 3rd Supervisorial District, Fernando Morales, Office of Supervisor Sheila Kuehl
 - i) 26th Senate State District, Allison Towle, Office of Senator Ben Allen
 - j) 24th Senate State District, Baydsar Thomasian, Office of Senator Maria Elena Durazo
 - k) Neighborhood Prosecutor, Hollywood Division, Ethan Weaver
 - l) Department of Neighborhood Empowerment, Lorenzo Briceno
 - m) Los Angeles Department of Recreation and Parks, Joe Salaices
 - n) Hollywood Bowl/Stratiscope, Angela Babcock
 - o) LAPD
 - p) LAFD
 - q) LADWP
 - r) LADOT
5. **President’s Report (Anastasia Mann)**
 - a) Election of Outreach Chair
 - i. Candidate: Thomas Fucci
 - b) Tour Bus Street Restrictions Ordinance Status Update-Brian Gallagher, DOT
 - c) Ford Theatre-Possible discussion re: the Management/Operations status of the Ford by a private theatrical enterprise vs the County of Los Angeles. Request update by Fernando Morales, Supervisor Kuehl’s 3rd District representative.
 - d) Short Term Rental Ordinance Update
 - e) Update on Hollywood & Highland new owners. DJM Capital. Community Meeting in August. Survey re pros & cons of using H&H to shop or dine
 - i. In late July-2019 DJM Capital Partners and Gaw Capital (joint partnership) acquired from CIM Group, the existing built in 2001, 463,000 square foot entertainment, retail, and shopping center for an undisclosed amount.
 - ii. Both DJM, a leading U.S. commercial real estate developer and asset manager with decades of experience in the Southern California market, and Gaw Capital, an industry leader globally known for adding strategic value to under-utilized real estate, have extensive experience specializing in the redevelopment and repositioning of iconic assets.
 - iii. The team will upgrade the retail center and focus on rebranding, upgrading common areas with an eye to creating more desirable gathering and programming spaces, ramping up entertainment events, optimizing the merchandise mix and incorporating new concepts and uses that bring excitement to retailers, visitors and other tenants at the property.

Renovations are slated to begin in 2020, over a 24 to 30 month schedule, with completion expected in 2021.

- iv. The team will provide introduction and present more information regarding upcoming changes at a future to-be-determined Town Hall or neighborhood council meeting date.

- f) Summary of Executive Board Meeting
- g) Anastasia will be out of the country from Sept 29-Oct. 24
- h) Confirm next meeting date: October 16, 2019

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

- a) 3003 N. Runyon Canyon Road — is located in HHWNC's Area 6 and City Council District 4.

On August 22, 2019, the City's Department of Planning released a draft environmental impact report (DEIR) on a proposed project at this site for public comment up until October 7, 2019.

Manuel Valencia owns the site, which is approximately 4.5 acres of privately owned property inside Runyon Canyon Park. The site includes approximately 3 acres of hillsides and 1.5 acres of a sloped pad.

There is a Lloyd Wright designed house on the site. The existing house is approximately 2,018 square feet. It is known as the Headley/Handley House. The City designated it as Historic Cultural Monument #563 in 1991. Under the proposed project, the Heather/Handley house would remain intact and largely unchanged after some kitchen appliances are removed.

The main thrust of Mr. Valencia's proposed project is to seek approval for, and to construct, a second structure on the site. The DEIR's notice of availability describes his proposal this way:

"The Project proposes the construction of a multi-level, single family residential structure along the western side of a modified prominent ridge on the Project Site. The proposed building would include a basement, first floor and second floor area tallying 8099 square feet in size not including the basement, which is excluded by the Department of Building and Safety. There would also be an attached four car garage. The existing historical structure would remain intact, and is located on the opposing eastern side of the modified prominent ridge. As part of the Project, the owner is requesting that the existing structure be reclassified as Accessory Dwelling Quarters. Vehicular access to the Project would be provided via a driveway along North Runyon Canyon Drive.

At a PLUM Committee meeting on September 5, 2019, and following a presentation from the applicant's representatives and a discussion, the PLUM Committee voted (5 to 1) to recommend to the Board that the Board should adopt the following motion.

Motion: HHWNC opposes the proposed project for 3003 N. Runyon Canyon Road as being inappropriate for the site under the Mulholland Scenic Parkway Specific Plan and the Mulholland Design and Preservation Guidelines (collectively, the Mulholland Specific Plan).

Under the Mulholland Specific Plan, the proposed project is far larger than what would be appropriate for the site, too tall (even though some of the proposed project would be buried into the hillside site), too massive and incompatible with the neighborhood.

HHWNC believes that:

(i) the City should not grant the applicant's request to treat the existing Headley/Handley House, which is Los Angeles' cultural historic monument #563, as "Accessory Living Quarters" in order to permit the construction of a second house on the site.

(ii) the City should not approve the grading being proposed with this proposed project. The proposed grading involves too much grading to the site, which is a designated prominent ridge under the Mulholland Specific Plan.

(iii) the City should not approve the applicant's request to build a third retaining wall on the site, which would be needed to hold back much of the grading which the applicant is requesting to do on the site because the City should not be able to find, as required under the Mulholland Specific Plan, that the proposed grading should be kept to a minimum, assure that graded slopes have a natural appearance, and preserve the site's natural topography;

(iv) the proposed project is not adequately described in the draft environmental impact report (DEIR) for the Planning Department's case no. ENV-2016-4180-EIR and State Clearinghouse no. 2018041016).

(v) the DEIR doesn't accurately and fairly describe the proposed project, and does not analyze the proposed project's likely environmental impacts under the applicable law(s), including the Mulholland Specific Plan.

The DEIR applies an LA Department of Building and Safety practice to exclude basement space from the proposed project's description of the proposed project's square footage. The LADBS practice ignores the clear language in the Mulholland Specific Plan's proposed "Project" definition. The Project definition includes the space in all structures and any changes in use to land other than interior remodeling. No citation is provided for LADBS efforts in any DEIR to change the applicable laws.

The DEIR ignores the (i) the Mulholland Specific Plan's provision which is more restrictive than (and trumps) the LADBS's application of its understanding of the City's Municipal Code, and (ii) the Mulholland Design Review Board's practice of treating "basement space" which opens to daylight as non-exempt space in proposed projects.

These two errors, which seem intentional, resulted in the DEIR treating over 5,200 square feet of the proposed project's "basement" as exempt when it is not exempt. The proposed project really seems to be a three story house and approximately 42' high.

(vi) the proposed options of no build, build smaller, or build on a different part of the site, do not provide sufficient analysis of the facts in this situation or the applicable law(s). For example, while the DEIR states that the proposed project's impact on views from Mulholland Drive will not be significant, the Mulholland Specific Plan provides that a proposed project's impacts in all directions should be considered, rather than just from Mulholland Drive. This proposed project's likely impacts on Runyon Canyon Park and the surrounding neighborhoods would be significant.

(vii) the City should deny the proposed project also because the applicant ignored the Mulholland Design Review Board's recommendation to come back to that advisory board with a proposed house of 5,500 square feet. The proposed project seems to exceed 24,000 square feet. We believe that the proposed project doesn't not comply with the MDRB's recommendation(s), and would be far too large and otherwise inappropriate for this prominent and historic site.

HHWNC's preference would be for the applicant to sell or donate the property to the City so that the site could be incorporated into the park. The DEIR states that the City declined to purchase the site in 1992. That seems like an error which should be corrected now.

In addition, the City's 1995 decision to deny an application to build a large home on this site seems entirely correct. It was a precedent setting decision which HHWNC asks the City to follow now in 2019 by turning down this proposed project.

7. Treasurer's Report (Matt Shichtman)

a) Motion and Vote to approve the Monthly Expenditures Report

- i. **Motion:** The Board of the Hollywood Hills West NC approves the July 2019 Monthly Expenditure Report submitted by Treasurer Matt Shichtman showing that the NC received \$5,228.73 in rollover funds from FY 18/19, spent \$1,222.66 in July, had no outstanding commitment, and had net available funds of \$46,006.07 available at the end of July. Expenditures in July included \$17.82 for photocopies, \$179.84 in meeting expenses \$1,025 for website fees.
- ii. **Motion:** The Board of the Hollywood Hills West NC approves the August 2019 Monthly Expenditure Report submitted by Treasurer Matt Shichtman showing that the NC didn't spend anything in August, had no outstanding commitment, and had net available funds of \$46,006.07 available at the end of August.

b) Approve Board Action Certification Funds

i. HHWNC Business Cards

Motion: Approve payment of \$382.20 to LA Publishing Services for board member business cards.

ii. Neighborhood Purposes Grant-Friends of Durant Library

Background: The Source is a once a month gathering of service providers for homeless or disadvantaged clients that meets at the Durant Library. They have an average of 150 clients each gathering with a budget of \$3000.00 per month to provide meals and other resources.

Motion: Approve payment of \$6000.00 to Friends of Durant Library to fund the Source Event at the Library for two months.

- c) Allocating FY 18/19 rollover funds
- d) Durant Library Annual Request

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

9. Secretary's Report (Britta Engstrom)

a) Review protocol for submitting agenda items

10. Committee Reports

a) **Transportation (Jeff Straebler)**

- i. Hollywood Bowl and Hollywood Blvd Street Closure Neighborhood Impact Meeting Report
- ii. Sycamore & Fitch No Right Turn

Background: Mobility apps, e.g. Waze, send non-local traffic, including semi-trailer trucks onto Sycamore and Camrose resulting in significant congestion on these streets that could adversely impact first responder access.

The impact is most significant during afternoon rush hours as well as Hollywood Bowl event nights when there is no hard closure at Camrose.

Motion: HHWNC Board support stakeholders’ request for no right turn from 3-7pm at the intersection of Sycamore and Fitch (opposite Yamashiro entrance).

b) **Parks & Open Spaces (Jeff Masino)**

- i. The Following motion passed 16-0 at the Sept. 4th Parks and Open Space Committee meeting to be taken up by the HHWNC Board:

Motion: In accordance with the Mulholland Scenic Parkway Specific Plan, which originated in 1992, in addition to the proposed significant impacts on wildlife, their habitat, and park-goers, the HHWNC Parks and Opens Space Committee opposes the 3003 Runyon Canyon Park project in any form.

This opposition is supported by recent historical precedence: The Los Angeles City Planning Commission previously rejected a 10,000 square foot project on the same site in 1995. As recent as 2016, the Secretary of Interior’s standards for historic-registered properties strictly stipulate:

“New additions, exterior alterations, or related new construction will not destroy historical materials, features, and spatial relationships that characterize the project site. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the project site and its environment.”

- ii. The Following motion passed 16-0 at the Sept. 4th Parks and Open Space Committee meeting to be taken up by the HHWNC Board:

Motion: To help ensure that Runyon Canyon Park’s unique characteristics are not despoiled by commercial activities, the HHWNC Parks and Open Space Committee opposes any commercial or promotional endeavor at Runyon Canyon and requests that LA Rec & Parks create its own ordinance, protecting Runyon Cyn from commercial activities, as it already has for Griffith Observatory and Elysian Park.

BACKGROUND: With the passage of SB 946, it appears that as of January 1, 2019, sidewalk vending, including in parks, became legal everywhere in CA unless a locality implemented its own ordinance subject to restrictions found in SB946. LA approved such an ordinance effective January 1, 2019 (No. 185900), which required BSS and RAP (for park properties only) to create rules and regulations based on Ordinance No. 185900.

Under RAP’s rules and regulations for its properties, street vending is only forbidden within 2500’ of both the Griffith Observatory and the Greek Theatre, plus anywhere in Elysian Park. There does not appear to be any exemption for Runyon Canyon Park.

- iii. The Following motion passed 16-0 at the Sept. 4th Parks and Open Space Committee meeting to be taken up by the HHWNC Board:

Motion: The HHWNC Parks and Open Space Committee supports working with LA Rec & Parks to designate a “chat bench” at a suitable location, TBD within Runyon Canyon Park, for the betterment of all stakeholders.

BACKGROUND: Recent articles on studies about feelings of loneliness in big cities (i.e. in the UK) have led to a social experiment to combat this problem by dedicating public benches to people talking, or to “chats.” This apparently has produced positive results, organic chats among

strangers who otherwise would have just gone on with their days without engagement. The committee would like to bring this idea to Runyon Cyn Park.

iv. General updates from the September 4th Parks and Open Space Committee Meeting

c) **Housing Chair (Luminita Roman)**

i. Los Angeles LGBT Center Presentation by Angela Pacheco

As the Los Angeles Homeless Service Authority 2019 Homeless Count proves, the rate of homeless individuals in our city continues to unfortunately grow. The target population with one of the highest increases in the last year are homeless youth ages 18-24. In an effort to continue working to end youth homelessness the Los Angeles LGBT Center is launching a new homelessness intervention program called Host Homes. The goal of this new program is to provide supportive, short-term housing for youth experiencing housing instability, with a focus on being inclusive and supportive of youth who identify as LGBTQ. By pairing youth with community members who have underutilized spaces in their homes, youth not only obtain access to short-term shelter but are also able to build meaningful connections to caring adults in their community. The Los Angeles LGBT Center is looking for Hosts who have a deep commitment to our communities, our youth and social change-not just through the sharing of resources, but through a transformative and intimate process of sharing our homes and our lives.

What kind of action Los Angeles LGBT Center is requesting from the board:

By introducing this new Host Homes Program to the Hollywood Hills West Neighborhood Council, the Los Angeles LGBT Center seeks to inform the board and constituents of this community about this new program and provide an opportunity for you all to partner with them in spreading the word to our community.

d) **Area 3 (Brian Dyer)**

i. Board Handbook/Notebook Update

ii. Support for Yucca Community Center's Halloween festival, "Nightmare on Yucca Street," October 31, 2019, from 3:00 PM – 7:00 PM

Motion: That Board of the Hollywood Hills West Neighborhood Council sponsor the Yucca Community Center's Halloween festival with monetary support in the amount of \$1000.00 to cover costs of the Jumpers.

e) **Public Safety (Paul Jenkins)**

i. LAFD Pre-Evacuation Exercise Community Meeting on October 8th from 6:30 pm to 8:30 pm at the American Legion Hall - 2035 North Highland Ave., Los Angeles.

Join LAFD Chief Hogan for an overview of the process LAFD follows when responding to a fire event in the hills and how stakeholders can be ready when asked to evacuate. LAFD will be conducting a Hollywood Hills Evacuation Exercise in November, and Chief Hogan will discuss how this exercise will work and how everyone in the hills can participate. The November evacuation exercise will also include the Hollywood United and Los Feliz Neighborhood Councils and will conclude with an Emergency Preparation Community Resource Fair. The fair will include important nonprofits and city departments focused on emergency preparation and recovery. The Community Meeting, Evacuation Exercise, and Resource Fair are very important events, and we ask all of our stakeholders living in the hills to participate.

Motion: Approve a budget of up to \$500 for food and beverages for the Pre-Evacuation Exercise Community Meeting on Oct. 8th at the American Legion Hall. These funds may not be required.

f) **Area 8 (Serra Aladag)**

- i. Name Badges- In collaboration with Outreach Chair propose new swag item, formal name badges with city seal to upgrade our board unity at community events. Attached is per unit cost. Hollywood United have successfully used these.

Motion: HHWNC approves purchase of formal name badges for up to \$500.

g) **Area 9 (Stefan Siegel)**

- i. Leaf Blower Discussion-Many Area 9 stakeholders collectively agreed to limiting gardeners' "leaf blowers" to only the day before trash pick up to eliminate excess noise throughout the week.

Question to the board and stakeholders: is this an issue in your area?

- 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. **Adjournment**