

CITY OF LOS ANGELES

CALIFORNIA



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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

MINUTES

1. **Call to order by President, Anastasia Mann at 6:05pm.**
2. **Roll Call by Secretary, Britta Engstrom.** Quorum established. 18 Present. (Absent: Paul Jenkins, Barbara Witkin and Melissa Reeck). Brian Dyer arrived at 6:49pm.
3. **Approval of minutes.** Orrin Feldman made a motion to approve, Naomi Kobrin 2nd. The minutes were approved unanimously 18-0.
4. **Public Official Reports**
 - a) CD4 –Field Deputy, Madelynn Taras, Office of Councilmember David Ryu spoke about the Gardner Bridge Womens Housing that is now open, the women have moved in. Keep Madelynn informed if you have traffic concerns.
 - b) CD13 – Sean Starkey, Office of Councilman Mitch O’Farrell Councilmember spoke about the city taking lease over the YWCA, transitional youth housing options and mobile pit stops (areas for homeless to access bathroom, they are currently up to 86 uses a day). The straw ban is starting October 1st (you will have to ask for one at a restaurant). Indigenous Peoples Day is October 14th and there are activities surrounding that day.
 - c) Mayor’s Office, Central Area NC Rep, Angie Aramayo spoke about a new sanitation strategy for Los Angeles and Mayor Garcetti’s homeless newsletter.
 - d) 46th Assembly District, Stephanie Mkhlian, Office of Assemblymember Adrin Nazarian informed the room of a hike in Coldwater Canyon with Councilmember Kerkorian on Sept. 28th. They are also holding women’s self defense workshops Oct 12, 13, 19.
 - e) 43rd Assembly District, Seamus Garrity from the Office of Assemblymember Laura Friedman. Anastasia Mann reported for Seamus. There is a Coffee in Atwater Village Sept. 21st 10-11:30am at All’Acqua Restaurant. There is a Mico-mobility Town Hall on Sept. 21 at 1pm at the Brand Library. The 43rd Assembly District Photography Competition’s deadline to submit is Sept. 20th.
 - f) 3rd Supervisorial District, Fernando Morales, Office of Supervisor Sheila Kuehl spoke about a Voting Solutions for All event is coming up where you can interact with the new voting machines. The

event is on Sept. 19th at 6:30pm. Additionally there is a car seat safety event on Sept. 29th at LACC on North New Hampshire.

- g) Department of Neighborhood Empowerment, Lorenzo Briceno reminded the board of the Congress of Neighborhoods event on Sept. 28th at 7:30pm
- h) LAPD - Officers Ralph Sanchez, Brian Oliver and Ben Thompson were present. They've been enforcing laws on Mulholland with tour buses etc.

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

- a) Election of Outreach Chair
 - i. Candidate: Thomas Fucci
Election was postponed as candidate was not present.
- b) Tour Bus Street Restrictions Ordinance Status Update-The tour bus ordinance is up for vote soon, which will allow streets that fall within certain categories to be off limits for tour buses.
- c) Ford Theatre-Possible discussion re: the Management/Operations status of the Ford by a private theatrical enterprise vs the County of Los Angeles. Fernando Morales, Supervisor Kuehl's 3rd District representative stated that there is on finalized agreement as of now.
- d) Short Term Rental Ordinance Update – , Madelynn Taras spoke about what to expect when November 1st does come.
- 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 provider 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-The Exec. Board went through the HHWNC budget to distribute rollover funds to the current budget.
- g) Anastasia Mann will be out of the country from Sept 29-Oct. 24.
- h) The next meeting date was confirmed for 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 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.

The DEIR states that the City declined to purchase the site in 1992. That seems like an error which should be corrected now, as was done with the Mount Lee purchase from the Howard Hughes Investment Trust.

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.

Orrin Feldman made the motion, Luminita Roman 2nd. The Board discussed.

An amendment to the motion to remove language: '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.' Matt Shichtman made the motion, Lincoln Williamson 2nd. The motion approved 16-3. The removed language was located at the beginning of the second to last paragraph.

An additional amendment was made to add "as was done with the Mount Lee purchase from the Howard Hughes Investment Trust" at the end of the second to last paragraph. The motion to add the language was approved 18-1.

An additional amendment to remove the language "which seem intentional" from the fifth to the last paragraph was made. Lincoln Williamson made the motion, Mary Yarber 2nd. The motion was approved.

Matt Shichtman made a motion, Danielle Mead 2nd . to remove the final sentence of the second to last paragraph. The motion did not pass 7-12.

The motion was approved 16-3 by the Board.

Public Comments:

- Don Andres, Franklin/Hollywood West HOA is against the project.
- Suzette Kitselkman is against the project.
- Andrew Solnissen is against the 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.

Matt Shichtman made the motion. Britta Engstrom 2nd. The motion was approved 19-0.

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.

Matt Shichtman made the motion. Britta Engstrom 2nd. The motion was approved 19-0.

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.

Matt Shichtman made the motion. Britta Engstrom 2nd. The board discussed. The motion was approved 19-0.

c) Allocating FY 18/19 rollover funds

Motion: The HHWNC Board approve the changes made to the budget by the Executive Committee Board.

Matt Shichtman made the motion, Daniel Savage 2nd. The motion was approved 19-0.

d) The Board approved all reimbursements. 19-0.

- i. Approve reimbursement of Serra Aladag, Area 8 Chair, for refreshments for the 8/14/19 Area 8 committee meeting in the amount of \$42.18
- ii. Approve reimbursement of Orrin Feldman, 1st Vice President, for \$52.29 paid for photocopying for the 9/5/19 PLUM committee meeting
- iii. Approve reimbursement of Jeffrey Masino, Parks & Open Spaces Chair, for \$71.28 paid for photocopying and \$56.92 paid for refreshments for the 9/4/19 Parks & Open Spaces committee meeting.
- iv. Approve reimbursement of Chandan Kaur, Area 2 Chair, for refreshments for the 7/25/19 Area 2 & Public Safety committee joint meeting in the amount of \$85.21.
- v. Approve reimbursement of Chandan Kaur, Area 2 Chair, for refreshments for the 8/26/19 Transportation, Public Safety, & Areas 1-5 Joint meeting in the amount of \$150.55

8. Secretary's Report (Britta Engstrom)

- a) Britta reviewed protocol for submitting agenda items.

9. Committee Reports

a) Transportation (Jeff Straebler)

- i. Hollywood Bowl and Hollywood Blvd Street Closure Neighborhood Impact Meeting Report - Item tabled for next meeting.
- 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 on weekdays at the intersection of Sycamore and Fitch (opposite Yamashiro entrance).

Jeff Straebler made the motion. Serra Aladag 2nd. The motion passed 19-0.

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 Board opposes the 3003 Runyon Canyon Park project in any form.

This opposition is supported by historical precedent: The Los Angeles City Planning Commission previously rejected a 10,000 square foot project on the same site in 1995.

Jeff Masino made the motion, Jeff Straebler 2nd. The motion was approved 19-0.

- 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.

Item tabled.

- 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 Board 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.

Jeff Masino made the motion. Luminita Roman 2nd. The motion passed 19-0.

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 -Item tabled for next 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.

E-mail hosthomes@lalgbtcenter.org or call 323-860-3626 for more information.

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

- i. Board Handbook/Notebook Update- Brian e-mailed everyone the first draft.
- 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.

Brian Dyer made the motion, Oren Katz 2nd. The motion passed 19-0.

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.

Motion no longer needed as food and beverages have been taken care of.

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.

Serra Aladag made the motion, Orrin Feldman 2nd. The motion passed 19-0.

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?

10. **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.

-Susan Collins: She is running for City Council in CD4. Visit www.SusanCollinsla.com for more information

11. **Adjournment 8:27pm.**