

CITY OF LOS ANGELES

HOLLYWOOD STUDIO DISTRICT NEIGHBORHOOD COUNCIL

OFFICERS:

Damien Burke, Chair
Anthony Conley, Vice-Chair
Jessica Salans, Treasurer
Vacant, Secretary

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ERIC GARCETTI
MAYOR



BOARD MEMBERS:

Ellie Albertson	Richard King
Alex Alferov	Jessica Kwon
Jakes Bayley	Carlos Marroquin
Damien Burke	Anita McMillan
Myra Chete	Bill Murphy
Anthony Conley	Jessica Salans
Keith Cornella	Jason Vogel
Paul Dougherty	*vacant
Doug Haines	*vacant
Dassler Jimenez	*vacant

Board Meeting Minutes Monday, February 11, 2019

Louis B. Mayer Building Suite #308, 5500 Hollywood Blvd., Hollywood, CA 90028
DRAFT Minutes [to be replaced by "Approved _[Month]_ _[date]_, 201_[year]_"]

HSDNC (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.

I. OPENING CEREMONIES

A. Call Meeting to Order (Damien Burke - Chair)

Chair Damien Burke called the Meeting to order at 6:48 p.m.

B. Board Roll Call

- Roll Call was taken by Mr. Conley. Twelve of the 17 Board Members were present at the beginning of the Meeting: Ellie Albertson, Alex Alferov, Damien Burke (Chair), Anthony Conley (Vice-Chair), Keith Cornella, Paul Dougherty, Doug Haines, Dassler Jimenez, Richard King, Anita McMillan, Bill Murphy and Jason Vogel.
- Excused: Jakes Bayley.
- Unexcused: Myra Chete, Jessica Kwon, Carlos Marroquin and Jessica Salans (Treasurer).

The HSDNC quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is 11 (see <https://lacity.quickbase.com/db/bj3apxsp3?a=q&qid=32&qskip=0&qrppg=1000&dlta=su46~>), so the Board could take such votes. Seventeen of the 21 Board Seats were filled (by election or appointment).

Four Board Seats were vacant [*all At Large;; to apply, see <https://www.hsdnc.org/join-the-hsdnc>]. Also attending: 17 Stakeholders and Guests.

C. Welcome Remarks (Damien Burke - Chair)

- Mr. Burke welcomed everyone, explaining the HSDNC's role and procedures.

II. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS. Representatives from government offices and community-based organizations

A. LA City Council District 13, Mitch O'Farrell

- None

B. LAPD

- Eddie Guerra, an LAPD Hollywood Division Senior Lead Officer (ofc. 323-871-4068; cell/text 213-793-0706; 38136@LAPD.LACity.org; http://www.lapdonline.org/hollywood_community_police_station), noted their need to balance time responding to emails with patrolling, and staffing special events such as protests and the Academy Awards. He noted that "law enforcement is not the answer to everything" and urged downloading the MYLA311 app to upload photos and report "graffiti, homeless encampments, bulky items." He described challenges clearing homeless encampments trash and enforcing laws. As soon as homeless people are moved, they move back. "We get the emails and the phone calls every single day . . . help me request some of those other resources" such as Park Rangers and General Security Services. However, "nine out of 10 people that I do come in contact with don't want the help." As soon as a business moves out, homeless and some taggers and prostitutes begin using property. "Crime is down" except for rape. Residents can report illegal marijuana dispensaries directly to the State ABC agency.

C. Other Government Departments/Agencies

There were no other reports at this time.

III. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Lime representative Karla Owunwanne (Karla.Owunwanne@lime.com) described their scooter deployment plans. She said scooters "improperly parked can be reported through the MyLA311 app."

IV. NEW BUSINESS.

There was no new business at this time.

V. ADMINISTRATIVE ITEMS

A. Approve the January 14, 2019 meeting minutes

MOTION (by Mr. Burke): The Hollywood Studio District Neighborhood Council approves the Minutes of its January 14, 2019 General Board Meeting as written.

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

[This paragraph is copied from the Agenda.] Board meeting minutes are available from the HSDNC website at <https://www.hsdnc.org/agendas-and-minutes>. Monthly Expenditure Reports are available from the Neighborhood Council Funding Dashboard at <https://cityclerk.lacity.org/NCFundPortal/Dashboard.html>.

B. Approve the Monthly Expenditure Report (MER) for December 2018

Mr. Burke indicated that the MER was not available. No Motion was made or vote taken.

C. Approve the Monthly Expenditure Report (MER) for January 2019.

See above.

VI. BOARD MEETING CALENDAR.

Mr. Burke indicated that this was done at the last meeting.

VII. REPORT FROM THE CHAIR

Mr. Burke indicated that there was no report.

VIII. COMMITTEE REPORTS. Reports from standing and ad hoc committees

A. Outreach - Anthony Conley

Mr. Conley indicated that there was no report.

B. Bylaws, Selection, & Election - Richard King

Mr. King reminded that the HSDNC election will be March 31st.

C. Budget & Finance - Jessica Salans

Ms. Salans was not present; no report or Motion was made or vote taken.

D. Planning & Land Use Management (PLUM) - Doug Haines

Mr. Haines reported that the Committee met January 10th. "A number of TOC projects" are coming.

E. Homelessness and Housing - Richard King

Mr. King indicated that there was no report.

F. Other standing and ad hoc committee reports

There were no other reports at this time.

IX. LIAISONS, ALLIANCES, AND COALITIONS. Reports from liaisons and alliances and coalitions HSDNC is a member of.

A. LANCC - Jessica Salans

Ms. Salans was not present; no report or Motion was made or vote taken.

B. DWP Advocacy and/or Oversight Committees - Paul Dougherty

Mr. Dougherty indicated that there was no report.

C. Purposeful Aging Liaison - Anthony Conley
Mr. Conley indicated that there was no report.

D. Homelessness Liaison - Carlos Marroquin
Mr. Marroquin was not present; no report or Motion was made or vote taken.

E. Resilience Liaison - Bill Murphy
■ Shake Alert LA
Mr. Murphy recommended downloading the Shake Alert LA app for early notification about earthquakes. The City suggests having a “seven-day supply of food and water” in case of disaster.

F. Other liaison, alliance, and coalition reports
There were no other reports at this time.

X. APPOINT BOARD SECRETARY.

Mr. Burke described the responsibilities. Ms. Albertson will consider it.

XI. PLUM COMMITTEE TERM EXTENSION. “Committee members shall serve one-year terms, at the expiration of which their continued tenure may be extended by an affirmative vote of the Board.” HSDNC PLUM Proposed Committee Composition & Draft Standard of Review Current PLUM Committee members: Doug Haines (chair), Samir Srivastaya, Keith Cornella, Edward Hunt, Jason Vogel, Paul Dougherty. Mr. Haines explained the above.

MOTION (by Mr. Haines, seconded by Mr. Vogel): The Hollywood Studio District Neighborhood Council affirms Doug Haines as Chair of its Planning and Land Use Management Committee for another year.

MOTION to CALL FOR THE QUESTION (by Mr. Burke); zero opposed.

MOTION PASSED by a voice vote; zero opposed; two abstained (the HSDNC counts abstentions as neither “yes” votes or “no” votes).

MOTION (by Mr. Haines, seconded by Ms. McMillan): The Hollywood Studio District Neighborhood Council affirms Samir Srivastaya as a Member of its Planning and Land Use Management Committee for another year.

MOTION to CALL FOR THE QUESTION (by Mr. Burke); zero opposed.

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

MOTION (by Mr. Haines, seconded by Ms. McMillan): The Hollywood Studio District Neighborhood Council affirms Keith Cornella as a Member of its Planning and Land Use Management Committee for another year.

MOTION to CALL FOR THE QUESTION (by Mr. Burke); zero opposed.

MOTION PASSED by a voice vote; zero opposed; one abstained.

MOTION (by Mr. Haines, seconded by Mr. Vogel): The Hollywood Studio District Neighborhood Council affirms Edward Hunt as a Member of its Planning and Land Use Management Committee for another year.

MOTION to CALL FOR THE QUESTION (by Mr. Burke); zero opposed.

MOTION PASSED by a voice vote; zero opposed; one abstained.

MOTION (by Mr. Haines, seconded by Mr. Cornella): The Hollywood Studio District Neighborhood Council affirms Jason Vogel as a Member of its Planning and Land Use Management Committee for another year.

MOTION to CALL FOR THE QUESTION (by Mr. Burke); zero opposed.

MOTION PASSED by a voice vote; zero opposed; one abstained.

MOTION (by Mr. Haines, seconded by Ms. McMillan): The Hollywood Studio District Neighborhood Council affirms Paul Dougherty as a Member of its Planning and Land Use Management Committee for another year.

MOTION to CALL FOR THE QUESTION (by Mr. Burke); zero opposed.

MOTION PASSED by a voice vote; zero opposed; two abstained.

XII. RATIFY APPOINTMENT TO THE PLUM COMMITTEE. “Committee Members shall be appointed by the Committee Chair and ratified by the Board.” (HSDNC Bylaws, VII.3.B).

Mr. Haines described Brian Curran’s background.

MOTION (by Mr. Haines, seconded by Mr. Conley): The Hollywood Studio District Neighborhood Council ratifies the appointment of Brian Curran to the Planning and Land Use Management Committee.

MOTION to CALL FOR THE QUESTION (by Mr. Burke); zero opposed.

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

XIII. NEIGHBORHOOD PURPOSE GRANT STANDING RULES. On November 12, 2018 the HSDNC adopted the current policy that all Neighborhood Purpose Grants will be decided by the Board in January, April, July and October.

MOTION (by Mr. Conley, seconded by Mr. Dougherty): The Hollywood Studio District Neighborhood Council rescinds its Standing Rules regarding when Neighborhood Purpose Grants can be made by the Board.

DISCUSSION: Mr. Haines encouraged ample notice of NPG funding availability.

MOTION to CALL FOR THE QUESTION (by Mr. Burke); zero opposed.

MOTION PASSED by a roll call vote of the 12 eligible voters present with 10 in favor (“Yes” or “Aye”) (Albertson, Alferov, Burke, Conley, Dougherty, Haines, Jimenez, King, Murphy and Vogel); one opposed (“No” or “Nay”) (McMillan); one abstained (the HSDNC counts abstentions as neither “yes” votes or “no” votes) (Cornella).

XIV. FUNDING UP TO \$4,875 FOR END HOMELESSNESS CA NPG. End Homelessness CA has submitted a Neighborhood Purpose Grant application to support a program providing free showers to those experiencing homelessness.

FUNDING MOTION (by Mr. Vogel, seconded by Ms. McMillan): The Hollywood Studio District Neighborhood Council will allocate funding up to \$4,875 for an End Homelessness CA Neighborhood Purpose Grant to support a program providing free showers to those experiencing homelessness.

DISCUSSION: Mr. Vogel said “it’s just a matter of human dignity.” Mr. Conley clarified that the allocation would cover two months.

MOTION to CALL FOR THE QUESTION (by Mr. Burke); zero opposed.

FUNDING MOTION PASSED by a roll call vote of the 12 eligible voters present with 11 in favor (“Yes” or “Aye”) (Albertson, Alferov, Burke, Conley, Cornella, Dougherty, Jimenez, King, McMillan, Murphy and Vogel); zero opposed; one abstained (the HSDNC counts abstentions as neither “yes” votes or “no” votes) (Haines).

Mr. Alferov recused from voting (self-declared as ineligible to vote on the below Motion due to a possible or known conflict of interest [he is a Co-Founder of Fountain Community Garden]) and left the room at this time, making 11 Board Members present and eligible to vote (the HSDNC Board quorum is 11). Recusing is different from abstaining, which is declining to vote “yes” or “no.”

XV. FUNDING UP TO \$5,000 FOR FOUNTAIN COMMUNITY GARDEN NPG. The Fountain Community garden has request \$5,000 of funding for the 10 year anniversary event.

FUNDING MOTION (by Mr. Vogel, seconded by Ms. McMillan): The Hollywood Studio District Neighborhood Council will allocate funding up to \$5,000 for a Fountain Community Garden Neighborhood Purpose Grant for the 10-year anniversary event.

DISCUSSION: Mr. Conley read aloud a letter containing the request.

MOTION to CALL FOR THE QUESTION (by Mr. Burke); zero opposed.

FUNDING MOTION PASSED by a roll call vote of the 11 eligible voters present with seven in favor (“Yes” or “Aye”) (Albertson, Conley, Cornella, Dougherty, Haines, Jimenez and Murphy); one opposed (Burke); three abstained (the HSDNC counts abstentions as neither “yes” votes or “no” votes) (King, McMillan and Vogel); one recused (Alferov).

Mr. Alferov’s recusal ended and he returned to the room at this time, making 12 Board/Committee Members present and eligible to vote.

XVI. VARIANCE REQUEST FOR 5446 SIERRA VISTA AVE. A request to allow an existing 32-unit apartment building at 5446 Sierra Vista Ave. to convert an existing manager’s office and three storage rooms into four new residential units. Planning department cases ZA-2016-4729-ZV and ENV-2016-4730-CE
<https://planning.lacity.org/caseinfo/casesummary.aspx?case=ZA-2016-4729-ZV>
<https://planning.lacity.org/caseinfo/casesummary.aspx?case=ENV-2016-4730-CE>

[This Agenda Item was addressed after Item #XIX.]

MOTION (by Mr. Vogel, seconded by Mr. Conley): The Hollywood Studio District Neighborhood Council supports the Variance request for 5446 Sierra Vista Ave. to allow an existing 32-unit apartment building to convert an existing manager’s office and three storage rooms into four new residential units.

DISCUSSION: Mr. Haines described the project for the 1954 building.

Board Member Anita McMillan returned at this time, making 11 Board Members present (the HSDNC quorum is eleven).

Mr. Haines continued that the Committee opposed the project because “the Variance has no hardship.” Project representative Nicole Waldman said “my client . . . complies with the law”; the storage rooms “have become an attractive nuisance . . . all four will be affordable”; two will be Rent Stabilization Ordinance (RSO) units. Mr. Cornella distributed copies of “Government Code” legal citations regarding Variances. Mr. Haines believed “it establishes a precedent . . . it’s a way to circumvent the laws.” He described the purpose of Variances and believed that this application does not meet the requirements.

AMENDMENT to the MOTION (by Mr. Vogel, seconded by Mr. King): The Hollywood Studio District Neighborhood Council adds to the Motion the wording “if the applicant adds two very-low-income units to the two moderate-income units.”

AMENDMENT to the MOTION FAILED by a hand vote.

DISCUSSION: There was discussion of merits and drawbacks of the Motion.

MOTION to CALL FOR THE QUESTION (by Mr. Burke); zero opposed.

MOTION FAILED by a hand vote of the 11 eligible voters present with five in favor (“Yes” or “Aye”) (Albertson, Burke, Conley, King and Vogel); six opposed (Alferov, Cornella, Dougherty, Haines, McMillan and Murphy); zero abstained.

XVII. PROPOSED DEVELOPMENT AT 1248-1254 N. LODI PLACE. Applicant Aaron Mensch of BCG Lodi Homes, LLC proposes to build 10 small-lot homes at 1248-1254 N. Lodi Pl. They are requesting a building height adjustment of 6 ft and a setback adjustment of 4 feet. Planning Department cases VTT-82120-SL and ENV-2018-2138-EAF. <http://planning.lacity.org/pdiscaseinfo/Caseld/MjlwMzkz0> and <http://planning.lacity.org/pdiscaseinfo/Caseld/MjlwMzk00>

Mr. Haines reported that the PLUM Committee considered this in January; he described the project. Representative Zack Andrews said the project is in an R3-1XL Zone, 36 feet and three stories high with three-bedroom, three-bath units. It would have 22 parking spaces including two guest “in the rear.” He showed slides including the floor plan; “each unit does have a roof deck.” The landscape plan showed “drought-tolerant landscaping around the rear . . . there are 23 trees . . . it is a TOC property” though it has more attention to detail by the developers than most such projects he sees. He noted that “the buildings aren’t historic” and that “they’re for-sale units.” They considered neighbor Jackie’s concerns. The Committee supported three requests, but not the building line. Most adjacent properties are two stories.

MOTION (by Ms. McMillan, seconded by Mr. Conley): The Hollywood Studio District Neighborhood Council supports the project at 1248-1254 N. Lodi Pl. as presented.

DISCUSSION: Mr. Cornella wanted to divide the Motion into four separate Motions.

MOTION to CALL FOR THE QUESTION (by Mr. Burke); zero opposed.

MOTION PASSED by a roll call vote of the 11 eligible voters present with eight in favor (“Yes” or “Aye”) (Burke, Conley, Cornella, Dougherty, King, McMillan, Murphy and Vogel); one opposed (“No” or “Nay”) (Haines); two abstained (the HSDNC counts abstentions as neither “yes” votes or “no” votes) (Albertson and Alferov).

Board Member Alex Alferov left at this time (9:37), making 10 Board Members present, one short of the HSDNC quorum of eleven.

XVIII. CONDITIONAL USE PERMIT FOR PARKING LOT AT 6055 W. CARLTON WAY.

The applicant is requesting a conditional use permit to allow for the continued use

and maintenance of an existing commercial parking lot and allow an existing 8-foot fence in the front yard. Planning Department cases ZA-2018-1053-CU-F. <http://planning.lacity.org/pdiscaseinfo/Caseld/MjE5MjEy0>

No action was taken.

XIX. PROPOSED DEVELOPMENT AT 5456 W. BARTON AVE. Alex Goodson (A Good Home, LLC) has proposed building a 7-unit, 5-story apartment building at 5456 W. Barton Ave. They are requesting additional incentives to increase height by 22 ft (from 30 ft to 52 ft) and an open space reduction of 25%. Planning department cases: DIR-2018-4793-TOC, ENV-2018-4794-EAF, PAR-2018-4295-TOC. <http://planning.lacity.org/pdiscaseinfo/Caseld/MjlzMzAx0>, <http://planning.lacity.org/pdiscaseinfo/Caseld/MjlzMzAy0>, and <http://planning.lacity.org/pdiscaseinfo/Caseld/MjlyNzc0>.

During Public Comment, resident Yelena earlier said she got 21 neighbors' signatures opposing the project. She described difficulty making public comment at the Hearing or getting CD13 help. The site had a single-family home. As a TOC project, only one-half parking space per unit is required to be provided. When this item was addressed, Mr. Haines said "this would be dramatically bigger" than other buildings on the block which are three stories or less high. Site and floor plans and elevations were passed around.

MOTION (by Mr. Haines, seconded by Ms. McMillan): The Hollywood Studio District Neighborhood Council opposes the project at 5456 W. Barton Ave. as presented.

DISCUSSION: Mr. Haines believed "it's not a by right development"; it is "illegal." Mr. Vogel said it is "wildly out of scale." Mr. Burke was concerned about pollution. Mr. Murphy believed there was a need "to add more units" because of the housing shortage. Mr. Dougherty said "there are other major issues." Mr. Haines added that "CD13 has the highest vacancy rate in Los Angeles . . . we don't have a housing crisis; we have an affordable housing crisis."

Board Member Anita McMillan left the room at this time, making 11 Board Members present (the HSDNC quorum is eleven).

MOTION PASSED by a roll call vote of the 11 eligible voters present with eight in favor ("Yes" or "Aye") (Alferov, Conley, Cornella, Dougherty, Haines, Jimenez, Murphy and Vogel); two opposed ("No" or "Nay") (Burke and King); one abstained (the HSDNC counts abstentions as neither "yes" votes or "no" votes) (Albertson).

Board Member Dassler Jimenez left at this time (8:28), making 10 Board Members present, one short of the HSDNC quorum of eleven.

XX. LEXINGTON PARK SAFETY CONCERNS

Mr. Haines reported that this was on our Agenda a year ago . . . the mural that was there is graffitied over.” Criminal activity is there; nearby residents want the Park closed and “the adjacency to the Freeway off-ramp” to the children is not good for their health.

MOTION (by Mr. Conley, seconded by Mr. Vogel): The Hollywood Studio District Neighborhood Council will send a letter to the L.A. City Recreation and Parks Dept., the LAPD and City Council District 13 that the HSDNC supports the immediate closure of Lexington Park.

DISCUSSION: Mr. Burke read a nearby resident’s letter suggesting solutions to problems instead of closing the Park. A Stakeholder opposed closing because there is not enough park space.

MOTION to CALL FOR THE QUESTION (by Mr. Burke); there was no opposition.

MOTION PASSED by a roll call vote of the 12 eligible voters present with nine in favor (“Yes” or “Aye”) (Albertson, Alferov, Conley, Cornella, Dougherty, Haines, Jimenez, McMillan and Vogel); two opposed (“No” or “Nay”) (Burke and King); one abstained (the HSDNC counts abstentions as neither “yes” votes or “no” votes) (Murphy).

Mr. Conley agreed to send the letter.

XXI. ANNOUNCEMENTS

There were no announcements at this time.

XXII. ADJOURNMENT

Mr. Burke declared the Meeting **ADJOURNED** at 9:38 p.m.

Minutes written by DL, possibly edited by HSDNC. *The first paragraph of some Items, Motions/Resolutions and other wording may have been directly copied from the Agenda.* The HSDNC Minutes page is <https://www.hsdnc.org/agendas-and-minutes>.