

CITY OF LOS ANGELES

CALIFORNIA

**EAST HOLLYWOOD
NEIGHBORHOOD COUNCIL**

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NEIGHBORHOOD COUNCIL**

GOVERNING BOARD OFFICERS

Arasele Torrez, President
Ninoska Suarez, Vice President
Rogelio Pardo, Treasurer
Jeff Zarrinnam, Corresponding Treasurer
Gesselly Marroquin, Recording Secretary
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GOVERNING BOARD MEMBERS

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Bob Peppermuller
Shahan Suzmeyan
Lynn Campbell
Doug Haines
Jillian Schultz
Anwar Torres
Carlos Delgado
Kyle Gregory
Lisa Scott



**ERIC GARCETTI
MAYOR**

EAST HOLLYWOOD NEIGHBORHOOD COUNCIL GOVERNING BOARD MEETING REVISED AGENDA Monday, October 21 2019 6:30 PM Hollywood Hotel 1160 N. Vermont Ave., Los Angeles, CA 90029

Public comments on agenda items will be heard when the item is considered. Public comments on other matters within the council's jurisdiction may be made during the Public Comment period. Public comments are limited to two minutes per speaker. Action may be taken on any agenda item except Public Comment, announcements and reports. Actions may be reconsidered only if a motion for reconsideration is adopted at the same meeting where the action was taken. You may request a copy of printed materials that are distributed at the meeting. You may record the meeting by audio, video or photographic means as long as it is not disruptive. Meeting notices and agendas are posted at various locations (see list below). If you need translation, or accommodation for a disability, please call the city Department of Neighborhood Empowerment at least three business days in advance (213- 978--1151, or toll-free 3-1-1). The city is a covered entity under Title II of the Americans with Disabilities Act. If you believe the council is not following the law or its own rules you may file a grievance in writing with copies to both the Chair and the Secretary. Please be respectful of others, even when you differ with them.

I. Welcome and Introductions

A. Call to Order

B. Opening Remarks/Welcome Address *Arasele Torrez, President*

C. Public Comment on Non-Agenda Items (Please limit to two minutes per speaker.)

II. Community Reports

A. LAPD Report

B. Neighborhood Prosecutor (*Andrew Said*)

C. Budget Advocate Report

D. CD13 Report, Office of Councilmember Mitch O'Farrell

E. City of LA Report, Office of Mayor Eric Garcetti, Angie Aramayo

- F. Assembly District 43 Report, Office of Assemblymember Laura Friedman, Seamus Garrity
- G. LA County Supervisor Sheila Kuehl, Fernando Morales

III. Community Voices

- A. Thai CDC Update
- B. East Hollywood BID (Jeff Zarrinnam)
- C. Route 66 BID (Jeff Zarrinnam)
- D. Hollywood / Western BID (Jeff Zarrinnam)
- E. Hollywood Chamber of Commerce (Jeff Zarrinnam)
- F. Hollywood 4wrđ east hub (Bob Peppermuller)

Break (Meet & Greet)

IV. Meeting of EHNC Governing Board - Public is welcome and encouraged to stay

A. Committee Reports

a. Executive	b. Planning & Entitlement	c. Outreach
d. Arts & Culture	e. Community Health	f. Youth & Education
g. Budget & Finance	h. By-laws	i. Business & Econ. Development
j. Public Safety	k. Design & Beautification	l. Ad Hoc Homeless Committee

- B. **Discussion and possible approval** of April 15, 2019 Governing Board Meeting Minutes.
- C. **Discussion and possible approval** of April 15, 2019 Governing Board Special Meeting Minutes.
- D. **Discussion and possible approval** of May 20, 2019 Governing Board Special Meeting Minutes.
- E. **Discussion and possible approval** of June 17, 2019 Governing Board Special Meeting Minutes.
- F. **Discussion and possible approval** of July 15, 2019 Governing Board Special Meeting Minutes
- G. **Discussion and possible approval** of August 19, 2019 Governing Board Special Meeting Minutes
- H. **Discussion and possible approval** of September 16, 2019 Governing Board Special Meeting Minutes
- I. **Budget Update** (Rogelio Pardo, Treasurer)
 - 1. September 2019 MER
- J. Action Items
 - 1. **Discussion and possible action** regarding one or two sidewalks in East Hollywood that need minor sidewalk repair.

2. Discussion and possible action regarding appointment of EHNC liaisons to represent/participate in the newly formed CD13 Alliance, which aims to share information and unify the neighborhood councils within CD13.

3. Discussion and possible action regarding appointing Ninoska Suarez as a liaison to the newly formed CD 13 Alliance.

4. Discussion and possible action regarding approval of up to \$1,000 for a Neighborhood Purpose Grant for EnrichLA, to support the Garden Ranger Program, which offers weekly garden lessons to students at Ramona Elementary School.

5. Presentation of LADWP Owens Valley Tour September 20th-21st.

6. Discussion and possible action regarding submitting a Community Impact Statement and Resolution in support of Council File 17-1125 Dockless Bike Share/Pilot Program. This measure has already passed but more regulations and better enforcement need to be added to the ordinance that governs their use.

7. Discussion and possible action regarding submitting a Community Impact Statement in support of Council File 18-002-S89 Elimination/Immigration and Customs Enforcement.

8. Discussion and possible action regarding pilot utility art box program in collaboration with Arts Bridging The Gap & CD13.

9. Presentation regarding new EHNC logo.

10. Discussion and possible action on vendor selection for EHNC logo redesign.

11. Discussion and possible action on the proposed demolition of the 1-story, 24,696 sq. ft., Union Swap Meet commercial building and accompanying surface parking lot for the construction of a 7-story, 86-foot tall, 177-unit mixed-use apartment/retail building at 4626-4644 Santa Monica Blvd. totaling 170,141 sq. ft. on the 39,113 sq. ft. lot in the C2-1D Zone and Subarea C of the Vermont/Western Transit Oriented District Specific Plan. There would be 226 parking spaces for the 177 apartment units and 5,500 sq. ft. of commercial space, in two subterranean parking levels and an at-grade parking podium. Case Nos. DIR 2019-337- SPP-SPP A-TOC-SPR; POC-2018-6963- TOC; ENV 2019-338-CE. Applicant: Garrett Lee of 4632 Santa Monica, LP. The applicant proposes to demolish the existing commercial building and construct a 177-unit apartment building with 6 residential levels over the parking podium. There would be no front yard, a 5-foot rear yard and 5-foot side yards. The project would require the exportation of 33,699 cubic yards of excavated dirt. Under the Transit Oriented Communities (TOC) ordinance, twenty (20) residential units would be reserved for extremely low-income tenants, in exchange for:

- An 82% increase in the allowed density (177 units in lieu of the otherwise permitted 97 units);
- A decrease in Code required parking from the minimum 305 stalls required by the specific plan to 223 stalls, including a 36% reduction in the number of required commercial parking stalls;
- A height of 86 feet in lieu of the 75-foot limitation in Subarea C
- A 45% increase in the allowed Floor Area Ratio (An FAR of 4.35:1 in lieu of the 3.0:1 FAR otherwise permitted).
- A 25% reduction in required open space;
- A 25% reduction in the specific plan's minimum distance to the roof perimeter to count the roof deck area as common open space within 15 feet of the roof perimeter in lieu of the required 20 feet;
- An 11-foot increase to the specific plan's 2nd story setback requirement, from a maximum 30-foot height to 41 feet;
- An 11-foot increase to the specific plan's 30-foot height limit of a building facade within 15-feet of the property line

- A specific plan adjustment from the design guidelines to “allow a redistribution of building massing and volume equivalent to the total required setbacks at the front facade along Santa Monica Blvd., in lieu of the requirement that no portion of any structure exceed more than 30 feet in height within 15 feet of the front property line and a ten-foot setback of the second floor from the first floor frontage”;
- A haul route approval for the removal of 36,699 cubic yards of dirt
- The applicant further seeks approval of: a Project Permit Compliance Review, a Site Plan Review, and certification of the project as Categorical Exempt from the California Environmental Quality Act (CEQA).

12. Discussion and possible action regarding the Santa Monica & Vermont Apartments (4718 Santa Monica Blvd, 1015 N. Vermont Ave, and 1020 N. New Hampshire Ave), a 100% affordable housing TOD project adjacent to the Metro Red Line station by Little Tokyo Service Center.

13. Discussion and possible action regarding letter of support for the Santa Monica & Vermont Apartments (4718 Santa Monica Blvd, 1015 N. Vermont Ave, and 1020 N. New Hampshire Ave).

14. Discussion and possible action regarding the 1020 N. New Hampshire vacant property.

15. Discussion and possible action regarding letter of support for the demolition of the 1020 N. New Hampshire property.

V. New/Old Business

VI. Adjournment

Council Process: Everyone who lives, works, owns property, attends school, is a member of a faith organization or works in a non-profit organization that provides services within the boundaries of the East Hollywood Neighborhood Council is a "stakeholder." All stakeholders are members of the Council. Stakeholders elect a Governing Board to represent them. This Board is recognized as the decision-making entity by the City of Los Angeles and was elected on October 30, 2007. While the Board is an official decision-making entity, meetings are conducted as much as possible in a town hall format. Committees are open to anyone with an interest in East Hollywood. The East Hollywood Neighborhood Council depends on the active public participation of its diverse, dynamic and unique community for its success. Posting Sites: Meeting notices and agendas are posted at the following locations within East Hollywood (three days in advance for regular meetings and one day in advance for special meetings). The official posting is at **The Hollywood Hotel**, 1160 N. Vermont Avenue and on our website at www.easthollywood.net. The agenda may also be posted at: (1) **Armen Realty**, 5111 W. Santa Monica Boulevard (2) **Stakeholder Residence**, 772 N. Kenmore (3) **Against The Stream**, 4300 W. Melrose.

You can receive notices and agendas by e-mail. Please send your request, with your name and telephone number, to EHNC@easthollywood.net

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PUBLIC ACCESS OF RECORDS – 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 The Hollywood Hotel, 1160 N. Vermont Avenue, at our website: <http://www.easthollywood.net> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please Arasele Torrez, at (323) 632-4215 or araseletorrez@easthollywood.net

