

CITY OF LOS ANGELES

CALIFORNIA

EAST HOLLYWOOD NEIGHBORHOOD COUNCIL

GOVERNING BOARD OFFICERS

Tereza Yerimyan, President
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EAST HOLLYWOOD NEIGHBORHOOD COUNCIL *PUBLIC SAFETY COMMITTEE*

Craig Cox, co-chair & Cheron J. McAleece, co-chair

Seta Panosian • Doug Haines • Leon Jost • Eric Moore • Shahan Suzmeyan • Matt Benton

Thursday, February 5, 2015, 7:15 p.m.

HOLLYWOOD HOTEL – DOWNSTAIRS MEETING ROOM
1160 N. Vermont Ave., Los Angeles, CA 90029

COMMITTEE MEETING

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) 485-1360, 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.

NOTICE: Items on the agenda may not necessarily be addressed in the order in which they appear below or in the time allotted. Allowances must be made for City officials and other interested parties who may have limited time available to address their issue.

I. Welcome and Introductions

II. Public Comments of Non-Agendized Items *(Please limit to no more than 2 minutes, 10 minutes total)*

III. Opening Remarks/Welcome Address and Introductions *by Cheron J. McAleece, Co-Chair (5 minutes)*

A. Meet Your New Neighborhood Prosecutor – Veronica Alvarado for East Hollywood.

IV. Community Updates *(10 minutes)*

B. Updates from LAPD

C. Updates from City Attorney's Office, Neighborhood Prosecutors Division

D. Updates from Alcohol Beverage Control (ABC)

E. Update from Councilman Mitch O'Farrell's office (CD13)

V. Action Items

- A. Discussion and possible action** regarding gangs, graffiti, drugs and alcohol in and around Lemon Grove Park. Parents are afraid to let their children go there. (Magaly Rosa, M.A., Gang Intervention Program Director, Aviva Family & Children's Services.) *Hollywood 10 minutes*
- B. Discussion and possible action** regarding security concerns at Covenant House, 1325 N. Western Avenue and their lack of supervision and responsibility for their clients loitering and "terrorizing" the nearby neighborhood. *Hollywood 10 minutes*
- C. Discussion and possible action** regarding gang activity at 5343 Virginia Ave. carport. Owners allow gang members to congregate in the carport all day and night where they buy/sell drugs and engage in activities related to prostitution. Also, the building has several compliance issues with the zoning and/or building departments. *Hollywood 10 minutes*
- D. Discussion and possible action** regarding security concerns at PATH facilities, located at 340 N. Madison Ave. and 5627 Fernwood Ave. and their lack of supervision and responsibility for their clients loitering and "terrorizing" the nearby neighborhood. *Hollywood and Rampart 10 minutes*
- E. Discussion and possible action** regarding recommending support of the "Party House" motion via a letter from the Board and/or a Community Impact Statement supporting same. Discuss with representative from Councilman Mitch O'Farrell's office regarding support of his office of such an ordinance. See attachment "A" for the Motion. *CD13 and ALL LAPD DIVISIONS 10 minutes*
- F. Discussion and possible action** regarding a possible gang injunction on the La Mirada Locos gang in East Hollywood. Gang activity including violence, graffiti, harassing the day-laborers at Home Depot and intimidating residents and business owners has increased alarmingly in all areas of East Hollywood, but particularly near Santa Monica and Monroe. *All LAPD Divisions 15 minutes*
- G. Discussion and possible action** regarding a request by applicant Jacques Mesachi for the continued use of a CUB allowing the sale of beer and wine for off-site consumption in conjunction with an Arco Gas Station mini-mart located at 4666 Santa Monica Blvd. Case # ZA 2011-2820(CUB). Hours of beer and wine sales are proposed to be 8AM to Midnight. *Rampart 10 minutes*
- H. Discussion and possible action** regarding gang activity and drug dealing at 4854 Santa Monica Blvd. ("Fresh Flowers" or "Mis Camadres"). *Rampart 10 minutes*
- I. Discussion and possible action** regarding transients drinking, loitering and dumping trash at and around the Catholic Charities located at 4665 Willow Brook Ave. *Rampart 10 minutes*

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Public Safety Committee

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- J. Discussion and possible action** regarding transients drinking, using drugs, soliciting prostitution, and buying liquor while clearly intoxicated at the Jr. Market located at 4820 Santa Monica Blvd. *Rampart 10 minutes*
- K. Discussion and possible action** regarding transients drinking, using drugs, soliciting prostitution, and (possibly) selling drugs while loitering at the Arka Plaza located at 4855 Santa Monica Blvd. and the adjoining building up to and including the northeast corner of Santa Monica and Edgemont. *Northeast 10 minutes*
- L. Discussion and possible action** regarding finalizing letter City regarding request for a Conditional Use Permit at 4845-4849 Fountain Avenue. See attachment B for the letter. *Northeast 5 minutes*

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 cheronm@easthollywood.net.

Special thanks to Hollywood Hotel and Jeff Zarrinam for the use of his conference room.

12-1824

NOV 21 2012

MOTION

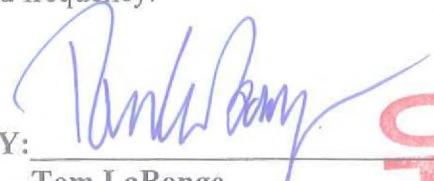
The proliferation of "party houses" is an unsettling trend in quality of life crimes plaguing the City. Large private homes, often on narrow hillside streets, are often rented out to promoters who charge admission to parties which can draw several thousand people per night.

These "party houses" are known for generating excessive noise, parking problems, illicit drug use and sale of alcohol. These are just some of the several of the nuisance impacts on surrounding neighborhoods. Unfortunately, these parties tend to occur on weekends, when the deployment of Building and Safety inspectors is at a minimum.

The City needs to explore the feasibility or replicating recently adopted ordinances to regulate "party houses," as done so by the neighboring cities of Santa Monica and Malibu.

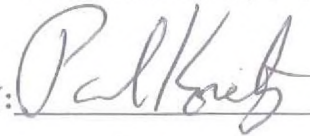
I THEREFORE MOVE that the Council instruct the Police Department, with the assistance of the Planning Department and the Department of Building and Safety, and in consultation with the City Attorney, to report with recommendations to adopt an ordinance regulating "party houses" similar to recently adopted ordinances by the cities of Santa Monica and Malibu, which prohibit operating single family residential property as an event facility for commercial purposes, and to also explore the feasibility of subjecting their operations to a permit requirement and placing limitations on size and frequency.

PRESENTED BY:



Tom LaBonge
Councilmember, 4th District

SECONDED BY:



ORIGINAL

NOV 21 2012

November 21, 2012



Office of the City Clerk, City of Los Angeles

This report was generated by the Council File Management System on 02/02/2015

Council File Number

[12-1824](#)

Title

Single Family Residential Property / Event Facility Operations for Commercial Purposes (Party Houses) / Regulations

Last Change Date

08/19/2014

Expiration Date

08/08/2016

Reference Numbers

Board of Police Commissioners Report: 13-0278

Pending in committee

Planning and Land Use Management Committee
Public Safety Committee

Mover

TOM LABONGE

Second

PAUL KORETZ

Action History for Council File [12-1824](#)

- | Date | Activity |
|------------|---|
| 08/19/2014 | City Clerk transmitted Council File to Planning and Land Use Management Committee . |
| 08/08/2014 | Public Safety Committee approved item(s) . |
| 08/04/2014 | Public Safety Committee scheduled item for committee meeting on August 8, 2014. |
| 08/21/2013 | City Clerk transmitted Council File to Public Safety Committee . |
| 08/21/2013 | Board of Police Commissioners document(s) referred to Planning and Land Use Management Committee; Public Safety Committee. |
| 08/21/2013 | Document(s) submitted by Board of Police Commissioners, as follows:

Board of Police Commissioners report 13-0278, dated August 20, 2013, relative to recommended actions pertaining to "party-houses." |
| 07/26/2013 | Council rereferred item to Planning and Land Use Management Committee, pursuant to Council Action of July 26, 2013, Council File No. 13-0823-S1. |
| 07/10/2013 | Council rereferred item to Planning Committee, pursuant to Council Action of July 2, 2013, Council File No. 13-0823. |
| 04/26/2013 | Public Safety Committee continued item to/for 60 days for staff to prepare written reports. |
| 04/19/2013 | Public Safety Committee scheduled item for committee meeting on April 26, 2013. |
| 12/20/2012 | Planning and Land Use Management Committee transmitted Council File to Public Safety Committee . |
| 12/11/2012 | Planning and Land Use Management Committee approved item(s) . |
| 12/07/2012 | Planning and Land Use Management Committee scheduled item for committee meeting on December 11, 2012. |
| 11/21/2012 | City Clerk transmitted Council File to Planning and Land Use Management Committee . |
| 11/21/2012 | Motion referred to Planning and Land Use Management Committee; Public Safety Committee. |

DRAFT

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CALIFORNIA

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Craig Cox, co-chair & Cheron J. McAleece, co-chair
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February 2, 2015

VIA ELECTRONIC AND U.S. MAIL

Oliver.Netburn@lacity.org

Mr. Oliver Netburn, City Planning Assistant
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 1020
Los Angeles, CA 90012

Re: 4845 W. Fountain Ave., et al., Los Angeles, California 90027
Case Nos. ZA-2014-3264-CUB-SPP and ENV-2014-3265-EAF/ENV-2014-3265-MND

Dear Mr. Netburn:

We are writing on behalf of the Public Safety Committee of the East Hollywood Neighborhood Council and, of course, on behalf of the stakeholders we represent regarding the proposed restaurant to be located at 4845, 4847, 4857, 4861, 4859, 4851, 4849, 4853 and 4855 W. Fountain Ave. and 1301 N. Catalina St. in the East Hollywood neighborhood of Los Angeles, zip code 90027. Applicant Cyrus G. Etemad is represented by land use consultant Elizabeth Peterson-Gower of the Elizabeth Peterson Group, Inc.

Our Public Safety Committee held two meetings, on October 2, 2014 and on November 6, 2014 where this proposed project was agendized thus:

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Public Safety Committee

Oliver Netburn, City Planning Associate

City of Los Angeles, Department of City Planning

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Discussion and possible action regarding a request for a Conditional Use Permit at 4845-4849 Fountain Avenue (at the intersection of Catalina Ave.) to allow the dispensing of a full line of alcoholic beverages for both on-site and off-site consumption in conjunction with a proposed 3,242 sq. ft., 112-seat restaurant and market with live entertainment of up to four musicians, no parking spaces, and proposed hours of operation and alcohol sales of 6AM to 2AM daily.. The applicant proposes that 58 of the proposed restaurant's seats be outdoors, located on the exterior frontage facing Fountain Ave., utilizing both private property and the public right of way. The applicant is also requesting a Change of Use from retail to restaurant within the Vermont/Western Transit Orientated District Specific Plan. Case No. ZA 2014-3264(CUB)(SPP).

Each meeting had between 40 to 60 stakeholders present specifically for this issue.

Attendees included

- Tenants from the apartments located directly north of the proposed project on Catalina Ave., a narrow, one-way street that runs south to north from Fountain Ave. to Sunset Blvd. adjacent to the Church of Scientology located at 4810 Sunset Blvd.;
- Representatives from the Church of Scientology, whose member dormitories sit directly across Catalina Ave. from the proposed project;
- The pastor and many members of a church that meets regularly in the plaza adjacent to the proposed project;
- Many members, including leadership, from the Self-Realization Hollywood Temple which sits on the same block as the proposed project facing Sunset Blvd. and Edgemont St. to the west, and;
- Other residents, business owners and people who come into the neighborhood to work, go to school or worship at the many churches in close proximity to the proposed project.

At our November meeting, stakeholders requested that we ask them for a "vote" on how many of them disapproved of the project as currently submitted. Out of the 39 individuals present, 38 felt that the Public Safety Committee should write a letter to the City conveying their concerns with the project as currently proposed. One person abstained.

Stakeholders, and the Committee, had many concerns with the application submitted to the City. The main concerns include:

- 1.) **Hours:** The applicant has proposed operating hours from 6 a.m. to 2 a.m. nightly. Stakeholders are rightly concerned with the noise a restaurant, with a full line of alcohol, will cause. There is an apartment building just north of the proposed project with tenant's windows only feet away from the project. The dormitories for the Church of Scientology are also just across the (very narrow) street from the proposed project.

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Additionally, there are at least two small churches which hold services daily in the building adjacent to and across the street from the proposed project. The noise will disrupt tenants' rights to quiet enjoyment of their homes and parishioners time of worship. The hours will also effect parking in the area at times when residents and employees are coming to work and need to park and are coming home from work in the evenings. More on parking and noise follows in sections 2 and 3.

- 2.) **Noise**: There will be general operating noise just by virtue of the restaurant being there. Regular operating noises including moving tables for set up and break down, clinking of pots and pans, not to mention the noise of delivery trucks parking and backing up (with extremely loud warning beeps) at all hours. In addition to general operating noise from a restaurant, there is also the noise of the patrons coming and going all day and night. Patrons leaving the proposed project at their proposed closing hour of 2 a.m. will be walking to their cars, parked in the residential neighborhood in the middle of the night past residents' windows. Should these patrons have been drinking inside the restaurant, they may be extremely loud and boisterous, disturbing residents who are trying to sleep. In addition to the general operating noise, the noise of customers coming and going, there is the potential for noise pollution from the applicants' request for a permit for live music and dancing. There can also be noise anticipated from all the additional traffic in the neighborhood, driving around, looking for parking. Finally, there will be noise during the construction and remodeling phase, which is sure to last many months.
- 3.) **Parking**: The applicant is requesting permission to open a 112-seat restaurant while providing absolutely no parking. This is a huge problem for neighboring residents and businesses as parking in the area is already extremely problematic. Restaurant patrons looking for and using residential parking will create major inconvenience for residents and other businesses, possibly forcing them to park several blocks away from their homes at night and then having to make their way home in the dark in an area known for gang activity and other crime.
- 4.) **Alcohol**: Finally, stakeholders are concerned that another alcohol selling establishment wishes to open its doors in East Hollywood. There are 21 liquor stores in East Hollywood, two of which are actually visible from project site. The neighborhood is already saturated with liquor stores and restaurants selling alcohol, many indiscriminately, near our homes and businesses. The California Department of Alcohol Beverage Control (ABC) has only three staff available for all of Los Angeles County. Northeast Division of the Los Angeles Police Department covers one of the largest areas of any division within LAPD. Neither ABC nor LAPD has the resources to effectively police yet another alcohol-selling establishment. Hold times (before anyone even picks up the telephone) for non-emergency calls to the Northeast Division can be anywhere from 20 minutes to over an hour. Actual time for officers to arrive on site is typically 2 to 3 hours, depending on their call volume and emergency calls that day. East

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Hollywood is Northeast Division's busiest area. Law enforcement simply does not have the resources to handle another alcohol selling establishment.

While the community is thrilled to have an investor who is willing to refurbish the beautiful building located on the north-west corner of Fountain and Catalina in the historical, responsible manner that respects the building and the neighborhood's heritage, we simply cannot support Mr. Etemad's (Applicant) application as it has been submitted. We look forward to working with the Applicant and the Elizabeth Peterson Group to come to a satisfying compromise between them and the current residents and other stakeholders.

Sincerely,

Cheron J. McAleece

Vice President

East Hollywood Neighborhood Council

Co-Chair of the Public Safety Committee

East Hollywood Neighborhood Council

Public Safety Committee

Oliver Netburn, City Planning Associate

City of Los Angeles, Department of City Planning

February 2, 2015

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