

CITY OF LOS ANGELES

CALIFORNIA

EAST HOLLYWOOD NEIGHBORHOOD COUNCIL

GOVERNING BOARD OFFICERS

Tereza Yerimyan, President
Cheron J. McAleece, Vice President
Jeff Zarrinam, Treasurer
Arasele Torrez, Recording Secretary
Seta Panosian, Corresponding Treasurer
Matt Sanderson, Corresponding Secretary

GOVERNING BOARD MEMBERS

Matt Benton Bob Peppermuller
Craig Cox Shahan Suzmeyan
Doug Haines Michael Atkins



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EAST HOLLYWOOD NEIGHBORHOOD COUNCIL GOVERNING BOARD *SPECIAL MEETING* AGENDA

Monday, August 17, 6:30 PM

THE ARMENIAN YOUTH CENTER

1559 N. Kenmore Ave., Los Angeles CA 90027

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.

I. Welcome and Introductions

- A. Call to Order
- B. Opening Remarks/Welcome Address *Tereza Yerimyan, President*
- C. Public Comment on Non-Agenda Items (Please limit to two minutes per speaker.)

II. Community Reports

- A. LAPD Report
- B. CD13 Report, Office of Councilmember Mitch O'Farrell, Aram Taslagyan
- C. City of LA Report, Office of Mayor Eric Garcetti, Yoomee Ha
- D. Assembly District 43 Report, Office of Assemblymember Mike Gatto

III. Community Voices

- A. Thai CDC Updates (Billie Lay)
- B. Hollywood Chamber of Commerce (Jeff Zarrinam)
- C. East Hollywood, Route 66, Western Ave BID (Jeff Zarrinam)
- D. East Hollywood Homeless Coalition (Jeff Zarrinam)
- E. Public Comment of Non-Agenda Items (Please limit to two minutes per speaker)

East Hollywood Neighborhood Council

Governing Board Meeting Agenda

August 17, 2015

Page 2

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. IT |

A. Discussion and possible approval of June 22, 2015 Governing Board Meeting Minutes.

B. Discussion and possible approval of July 20, 2015 Governing Board Meeting Minutes.

C. Budget Update (Jeff Zarrinam, Treasurer)

1. **Discussion of the monthly expenditures** for MER for July 2015. (Jeff Zarrinam, Treasurer)
2. **Discussion and possible action** on proposed 2015-2016 EHNC Budget.

D. Action Items

1. **Discussion and possible action** on the nomination or re-appointment of the EHNC Executive Board members.
2. **Presentation** by Metro about their Joint Development Project at the Vermont and Santa Monica Station. Presentation by Maria Sullivan. (5 Minutes, Q&A to follow).
3. **Discussion and possible action** to appoint Eric Moore as EHNC District 7 Representative.
4. **Discussion and possible action** regarding Arasele Torres resignation as co-chair of Outreach Committee but remaining as a member of the Outreach Committee.
5. **Discussion and possible action** on nomination of Michael Atkins to the Outreach Committee.
6. **Discussion and possible action** on nomination of Michael Atkins as Co-chair of Outreach Committee.
7. **Discussion and possible action** to appoint Lynn Fountain Campbell to the EHNC Arts and Culture Committee.
8. **Discussion and possible action** to appoint Larry Laboe to the EHNC Arts and Culture Committee.
9. **Discussion and possible action** to approve up to a \$750 NPG for the **8th Annual Valley Disaster Preparedness Fair**
 - The Fair is the largest in the Valley and attended by 2,000 visitors last year, is pleased to offer East Hollywood Council an exciting new opportunity to outreach to your stakeholders.
 - This year's Fair will be held on Saturday, **October 3, 2015** in the rear of Fire Station 87, 10124 Balboa Blvd., Granada Hills (same location as before), from 10:00 am to 2:00 pm.

East Hollywood Neighborhood Council

Governing Board Meeting Agenda

August 17, 2015

Page 3

10. **Discussion and possible action** to write a letter of support for maintaining the Barnsdall Farmers Market and moving its market days to Wednesday, instead of the current Monday designation. See language below
 - PETITION TO BARNSDALL PARK & THE L.A. DEPT. OF RECREATION & PARKS TO ALLOW THE BARNSDALL FARMERS' MARKET TO BE OPEN ON WEDNESDAYS
 - The Barnsdall Farmers' Market is an important asset to the Hollywood/Los Feliz Community. It was flourishing on Wednesdays, proof that the above is true.
 - Due to perceived parking conflicts with the opening of Hollyhock House, the market was moved to Monday. This has devastated the farmers' incomes that day, so much so, that the Market is scheduled to close September 2015. There are three other Farmers' Markets in the area on Sunday, so Monday is not really needed. But Wednesday is a perfect day, mid-week, to have it. **WE, THE EHNC, ASK THAT A RESOLUTION BE FOUND TO KEEP THE BARNSDALL FARMERS MARKET OPEN ON WEDNESDAYS TO THE BENEFIT OF ALL.**
11. **Update** from Upright Citizens Brigade on parking situation at the school.
12. **Discussion and possible action** on assisting EHNC stakeholders with parking congestion issues due to Upright Citizens Brigade students.
13. **Discussion and possible action** to write a CIS for or against CF 15-0719 Mobility Plan 2035 / General Plan Amendment.
14. **Discussion and possible action** to write a letter and submit a CIS for CF 15-0938 in support or against the Armenian Genocide Memorial Tree Project.
15. **Discussion and possible action** to write a letter of supporting all or some of the Los Feliz Neighborhood Council's set of resolutions regarding the Recreation and Parks Self Operating plan for the Greek Theatre. The LFNC voted unanimously (10-0-0) in favor for these resolutions at their July 21, 2015 board meeting.
 - By nature of its location in Griffith Park, the operation of the Greek Theatre has an impact on the quality of life for Los Feliz stakeholders, particularly those who reside in general vicinity of the theatre, or along thoroughfares that lead into the park. The City of Los Angeles through its Department of Recreation and Parks (RAP) has embarked on a venue "self-operation" plan set to take effect in the fall of 2015. This plan was ostensibly approved on the premise that self-operation of the Greek Theatre would net the City more revenue than contracting out such services as it has done in the past. Based on current information, as received through various City communications, including a published Request for Proposals (RFPs) to potential management firms, the Los Feliz Neighborhood Council (LFNC), on July 21, 2015, and after thorough review of the process to date, hereby declares:
 - i. Whereas, as a result of the City's decision to forgo an outside operator after an initial Recreation and Parks Commission recommendation was repeatedly reviewed, debated and ultimately rejected, many months of potential evaluation time elapsed as the contract term end date for the current operator rapidly approached, and

East Hollywood Neighborhood Council

Governing Board Meeting Agenda

August 17, 2015

Page 4

- ii. Whereas, any self-operation plans appear to have been formulated on a “fast-track,” raising concerns whether adequate time and due diligence have been apportioned, and
- iii. Whereas, key aspects of the self-operation plan (e.g., Management RFP, Food and Beverage RFP, User Agreement and Rental Agreement) have been released in a piecemeal fashion, and
- iv. Whereas, the plan, in its totality, has not been presented to the general public or community at large for adequate comment and/or input to aid in City’s decision-making process, or to help point out potential negative impacts on our neighborhood, and
- v. Whereas, the initial RAP staff report (dated: April 15, 2015), approved by the Recreation and Parks Commission, projects an estimated \$3M - \$4.8M in annual net revenue, yet it fails to publicly provide any pro forma income and expense numbers, giving no transparent insight as to how the estimate was arrived at, and
- vi. Whereas, the current plan proposes compulsory parking fees be added on to each event ticket, almost guaranteeing increased vehicular traffic through our area, and seemingly penalizing any patron for using alternate transportation, running contrary to various City policies and initiatives promoting mass transit and human mobility options.
- vii. Be it resolved, The East Hollywood Neighborhood Council hereby supports the following points of advice carried on from the Los Feliz Neighborhood Council:
 - 1. Before any plan approval, The Department of Recreation and Parks should provide all pro forma Income and Expense figures that include but are not limited to any Greek Theatre internal account numbers; other costs for RAP personnel (staffing, maintenance, etc.) not wholly dedicated to the operation of the venue but engaged in its operation as needed; interdepartmental expenses anticipated from City cross-departmental entities such as LADOT (e.g., traffic control) and the Bureau of Engineering (e.g., renovations, architectural and engineering services, etc.) and any other expenses paid directly by entities such as the LA Parks Foundation or others tied to the continued operation of the Greek Theatre.
 - 2. Provide a comprehensive staff report delineating the individual financial factors of the self-operation plan and their total combined Profit and Loss statements to glean an accurate evaluation of this new plan in its entirety.
 - 3. Condition the plan’s approval on stated financial and infrastructure benchmarks and require RAP to regularly report to the Commission and City Council on how the plan’s implementation is tracking against its stated goals.
 - 4. Require a comprehensive list of all personnel in the form of consultants, whether formal or “informal”, utilized in preparation and

evaluation (scoring and award) of related RFPs and contracts with any entity such as promoters, management companies, parking companies, food and beverage companies, ticketing agencies, sound management companies, etc.

5. Reject any proposals that place a compulsory parking fee on any ticket.
 6. Require public presentations of the entire plan by someone fully knowledgeable of all its aspects. Schedule these meetings at a time that is reasonably accessible to concerned constituents (i.e., evenings, weekend days).
 7. Any facility renovations or upgrades considered as an adjunct to this plan should be fully scoped, providing costs and potential impacts of realizing any changes, starting at the point these project(s) are initially conceived.
 8. If, after consideration of any of the aforementioned advisements, publically consider this issue and seek community input on whether postponing the implementation of this self-operation plan until all of its aspects are fully vetted and adequately addressed to a high standard of due diligence is in order to decide which tack is in the best interests of the City.
16. **Discussion and possible action** regarding a request for a Zone Variance to allow the continued operation of the Los Angeles City College Swap Meet at 750-788 N. Vermont Ave., 4200-4258 W. Monroe St., 745-750 N. Madison Ave., and 4109-4171 W. Marathon St. City Case # ZA-2014-4792-ZV. Applicant Newport Diversified, Inc. requests a Zone Variance from the restrictions of LAMC Section 12.04.09.B (Public Facilities Zone) to allow the continued weekend operation of the open air sale of merchandise, with 200 vendors and 744 on-site parking spaces on a 4.73-acre surface parking lot in the [Q]PF-1XL Zone. Surrounding uses are zoned restricted residential density RD1.5-1XL. Hours of operation are 6:30 AM to 6 PM Saturday and Sunday for vendors and 8:30 AM to 3:30 PM for patrons. In 1997 the swap meet was approved for Sunday operation only. In 2009, approval was granted for both Saturday and Sunday operation.
- On July 1, 2015, the Planning Entitlement Review Committee conducted a noticed meeting where the applicant and area residents spoke regarding the entitlement request. The matter was tabled by the committee for a subsequent community meeting with the applicant, which occurred on Sunday, August 2, and was held adjacent to the subject site. The Planning Committee is waiving the matter to the Board without recommendation due to the applicant's upcoming August 20 hearing before the Office of Zoning Administration. A committee Report will be submitted at the EHNC Board meeting.
17. **Discussion and possible action** regarding the June, 2015 demolition without permits, Planning Dept. clearances or required notification to adjacent properties of a 1920, 4-unit, 8-bedroom, 4,555 sq. ft. apartment building located at 4618 Maubert Ave., Los Angeles, zip code 90027. Assessor Parcel No. (APN): 5542015010. Tract # 2646. Demolition of the 1920 apartment building without City of LA approval was conducted by Children's Hospital, which purchased the building and 6,744 sq. ft. lot for \$628,423 on November 21,

East Hollywood Neighborhood Council

Governing Board Meeting Agenda

August 17, 2015

Page 6

2014, and subsequently evicted all tenants for the proposed installation of a modular, temporary construction office structure on the project site. Planning Dept. Case #s: DIR-2015-1350-SPPA-SPP; ENV-2015-1351-CE.

- In the City of Los Angeles, demolition without clearances or permits is a potential violation of, among other provisions, Los Angeles Municipal Code Sections: 12.21.A.1(a); 91.106.1.1; 91.103.1; and Section 5.A of the Vermont/Western Transit Oriented District Specific Plan, which states: “No demolition, grading or building permit shall be issued for any Project unless a Project Permit Compliance has been issued...” Furthermore, LAMC Section 91.106.4.1, Subsection 10, states in part:
 - i. “The department shall have the authority to withhold a building permit or relocation permit for a site if the department determines that demolition or relocation work has been done on the site without the benefit of required demolition or relocation permits...”
 - On July 1, 2015, the Planning Entitlement Review Committee conducted a public meeting regarding the demolition and the applicant’s request for relief from four provisions of the Development Standards and Design Guidelines of Subarea C of the Vermont/Western Transit Oriented District Specific Plan. Following public comment from approximately 15 neighbors, the committee unanimously voted to recommend to the Board that the following action be considered:
 - i. Request that the City Planning Dept. and Department of Building and Safety issue no clearances or permits to the applicant until Children’s Hospital reveals its Master Development Plan to the impacted, adjacent residential community;
 - ii. That Children’s Hospital conduct off-site improvements to the entire 4600 block of Maubert Ave., including but not limited to parkway, curb, street lighting and tree planting improvements;
 - iii. That the existing modular office structures on the 4600 block of Maubert Ave. (located at 4600-4616 Maubert Ave.) be screened to reduce their aesthetic impact to the streetscape;
 - iv. That Children’s Hospital conform to all requirements of the Specific Plan for the design, placement and operation of its proposed, temporary modular construction office, and that its application to deviate from those requirements be withdrawn.
18. **Discussion and possible action** on resignation of Matt Benton from the Public Safety Committee.
 19. **Discussion and possible action** on the resignation of Matt Benton from the EHNC Governing Board.
 20. **Discussion and possible action** on the resignation of Cheron McAleece from the Public Safety Committee.
 21. **Discussion and possible action** on the resignation of Cheron McAleece from the EHNC Governing Board.

East Hollywood Neighborhood Council

Governing Board Meeting Agenda

August 17, 2015

Page 7

E. New/Old Business

V. 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.

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