

# CITY OF LOS ANGELES

CALIFORNIA

## EAST HOLLYWOOD NEIGHBORHOOD COUNCIL

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Arasele Torrez, Vice President  
Jeff Zarrinam, Treasurer  
Matt Sanderson, Recording Secretary  
Seta Panosian, Corresponding Treasurer  
Michael Atkins, Corresponding Secretary

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Jessica McBride  
Bob Peppermuller  
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Jon Johannson  
Eric Soldevilla



ERIC GARCETTI  
MAYOR

## EAST HOLLYWOOD NEIGHBORHOOD COUNCIL

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## EAST HOLLYWOOD NEIGHBORHOOD COUNCIL *GOVERNING BOARD SPECIAL MEETING AGENDA*

Monday, January 25, 2016 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. Budget Advocate Report
- C. CD13 Report, Office of Councilmember Mitch O'Farrell, Aram Taslagyan
- D. City of LA Report, Office of Mayor Eric Garcetti, Yoomee Ha
- E. Assembly District 43 Report, Office of Assemblymember Mike Gatto

### III. Community Voices

- A. Thai CDC Updates
- B. East Hollywood BID (Jeff Zarrinam)
- C. Route 66 BID (Jeff Zarrinam)
- D. East Hollywood Homeless Coalition (Jeff Zarrinam)
- E. Hollywood Chamber of Commerce (Jeff Zarrinam)

**East Hollywood Neighborhood Council**  
***Governing Board Special Meeting Agenda***

January 25, 2016

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 October 15, 2015 Special Governing Board Meeting Minutes.**
- B. Discussion and possible approval of November 17, 2015 Governing Board Meeting Minutes.**
- C. Budget Update (Jeff Zarrinam, Treasurer)**
- 1. Discussion of the monthly expenditures for MER for December 2015.** (Jeff Zarrinam, Treasurer)
  - 2. Discussion of the monthly expenditures for MER for January 2015.** (Jeff Zarrinam, Treasurer)

**D. Action Items**

- 1. Discussion and possible action** to approve up to \$300 for refreshments for the 2nd Annual Education Town Hall Meeting on Wednesday, January 27th from 5-7 p.m. Town Hall is hosted by the EHNC Youth and Education Committee; special guest is LAUSD School Board member Ref Rodriguez.
- 2. Presentation by** Silicon Constellations, a company that provides communities with substantially safer crosswalks. (Presentation by Michael DeKlotz- 5 minutes)
- 3. Discussion and possible action** to approve up to \$1000 to sponsor one Hollywood Pal soccer team. The sponsorship will assist with the purchase of soccer uniforms, field rental, and soccer equipment.
- 4. Presentation and possible action** to join the Neighborhood Council Sustainability Alliance (NCSA). The mission of the NCSA is to advance sustainability and resilience across Los Angeles through advocacy, sharing of best practices, and community action. (8PM by Lisa Hart)
- 5. Discussion and possible action** to write a CIS in support of CF- 13-0199, the East Hollywood Property Business Improvement District's Annual Planning Report for the 2016 fiscal year.
- 6. Presentation and possible action** regarding the proposed demolition of an existing church at 4527 Lexington Ave. and the construction of two new 2-story, 26-foot-tall duplexes on the 6,400 sq. ft. lot. City Planning Case #: DIR 2015-4317. Applicant James Gann proposes to demolish the project site's existing single story church, to be replaced by two duplexes totaling 4,224 sq. ft. in the RD1.5-1XL Zone. The applicant seeks a Project Permit Compliance Review approval under the Vermont/Western Transit Oriented District Specific Plan. NOTE: At its December 17, 2015 meeting, the Planning Entitlement Review Committee unanimously passed a motion finding that the project is in compliance

**East Hollywood Neighborhood Council**  
***Governing Board Special Meeting Agenda***

January 25, 2016

Page 3

with the Development Standards and Design Guidelines of the Vermont/Western Transit Oriented District Specific Plan.

- 7. Presentation and possible action** regarding a request for a change of use from a beauty salon and office space to a bake shop and ice cream parlor at 4630 Hollywood Blvd. City Planning Case #s: DIR 2015-4147; ENV 2015-4148-CE. Applicant Daniel Mellinkoff proposes to convert the project site's existing 2-story, 1917 4-plex residential building from its current 1st floor uses as a beauty salon and office (with 12 rear yard tandem parking spaces) to a 982 sq. ft. coffee shop/bakery and a 982 sq. ft. ice cream parlor. The subject property is in the C2-1 Zone and Subarea C of the Vermont/Western Transit Oriented District Specific Plan. The project does not propose exterior seating, but would provide an 800 sq. ft. front yard elevated concrete patio for patrons to congregate. Proposed hours of operation would be 6:30 AM to 8 PM for the bakery, and 11 AM to 11 PM for the ice crème parlor. The applicant seeks a Project Permit Compliance Review approval under the Vermont/Western Transit Oriented District Specific Plan. NOTE: At its December 17, 2015 meeting, the Planning Entitlement Review Committee unanimously passed a motion finding that the project is in compliance with the Development Standards and Design Guidelines of the Vermont/Western Transit Oriented District Specific Plan.
- 8. Presentation and possible action** regarding a request for a change of use from an office building to a music conservatory at 4652 Hollywood Blvd. City Planning Case #s: DIR 2015-3996; ENV 2015-3997CE. Applicant Jennifer Rey proposes to convert the project site's existing vacant 2-story, 10,800 sq. ft. office/retail building on a 13,500 sq. ft. lot to a music conservancy. The subject lot is in the C2-1 Zone and Subarea C of the Vermont/Western Transit Oriented District Specific Plan. Parking totaling 17 spaces would be provided at 4650 Hollywood Blvd., controlled by a parking lot attendant. Hours of operation would be 11AM to 9PM Monday to Friday, and 10AM to 6PM Saturday and Sunday. Approximately 700 students would attend, with 30 faculty members. Scholarships encompass 35% of students, with the remainder paying tuition. Approximately 100 lessons would be given per day, with eight faculty members present per day. The applicant seeks a Project Permit Compliance Review approval under the Vermont/Western Transit Oriented District Specific Plan. NOTE: At its December 17, 2015 meeting, the Planning Entitlement Review Committee unanimously passed a motion finding that the project is in compliance with the Development Standards and Design Guidelines of the Vermont/Western Transit Oriented District Specific Plan.
- 9. Presentation and possible action** regarding a request for a renewal of a Conditional Use Beverage Permit for the sale and on-site dispensing of beer and wine by a new tenant of the Mother Dough pizza restaurant site located at 4648 Hollywood Blvd. City Planning Case #s: ZA 2010-1576-CUB-PA1. Applicant "Two Girls and a Boy" seeks the continued use of the prior owner's Type 41 ABC license for the dispensing of beer and wine in the existing 1,726 sq. ft. restaurant, with an increase from 46 to 55 seats, no parking, alcohol service without a food order, and expanded hours of morning alcohol sales from the current 12PM to 10AM 7 days a week.
- 10. Discussion and possible action** regarding proposed modifications to the Small Lot Subdivision ordinance, Los Angeles Municipal Code Section 12.22.C.27. At its January 21, 2016 meeting, the Planning Entitlement Review Committee recommend that the Small Lot

**East Hollywood Neighborhood Council**  
***Governing Board Special Meeting Agenda***

January 25, 2016

Page 4

Subdivision Guidelines be made mandatory; that the underlying building setback requirements for front, rear and side yards be followed, that the Planning Department incorporate a reduced Floor Area Ratio for small lot subdivisions to encourage increased open space and guest parking, and that transitional heights to adjacent properties and conformity with street context be required.

11. **Discussion and possible action** to approve the 2016 Election line item budget.
12. **Discussion and possible action** to hire an Election Manager.
13. **Discussion and possible action** to approve an Election Marketing Plan.
14. **Presentation** by Ivan Spiegel, Independent Election Administrator, on actions that need to be taken moving forward. (Approximately 10 minutes).

**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](http://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](mailto:EHNC@easthollywood.net).