

Council

Contact Information

Neighborhood Council: Los Feliz Neighborhood Council, Los Feliz Neighborhood

Name: Linda Demmers

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Date of NC Board Action: 10/23/2014

Type of NC Board Action: Against

Impact Information

Date: 05/26/2015

Update to a Previous Input: Yes

Directed To: City Council and Committees

Council File Number: 15-0598

Agenda Date:

Item Number:

Brief Summary: The Los Feliz NC supports Bureau of Engineering Exhibit 3 to create accessible sidewalks and bike lanes on both sides of the Glendale Hyperion Bridge therefore creating a 21st Century multi-modal accessible bridge. The LFNC opposes the creation of a defacto highway where high speed cars have priority and bicyclists and pedestrians travel at their own risk. We support the effort to return the 1927 Hyperion Bridge to a livable bridge.

Additional Information:



LOS FELIZ NEIGHBORHOOD COUNCIL
 "Your Neighborhood. Your Voice. Your Council"



PRESIDENT

Linda Demmers

VICE PRESIDENTS

Mark F. Mauceri - Administration

Nicola Carter-Gargani

Communications

TREASURER

Luke Klipp

SECRETARY

Jennifer Lao

**GOVERNING BOARD MINUTES
 UNAPPROVED**

OCTOBER 21, 2014 7:30 P.M.

Citibank Community Meeting Room
 1965 N. Hillhurst Ave. (2nd floor of Citibank)
 Los Angeles, CA 90027

CERTIFIED COUNCIL #36

**PO Box 27003
 Los Angeles, CA 90027-
 0003**

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7:38PM

1. Call to Order. Roll Call

Los Feliz Neighborhood Council (LFNC) Demmers called the meeting to order.

Board Members present: 14

EXECUTIVE COMMITTEE OFFICERS		
Mauceri, Mark F. V.P., Administration	Demmers, Linda President	Carter-Gargani, Nicola V.P., Communications
Lao, Jennifer Secretary		Klipp, Luke Treasurer
DISTRICT REPRESENTATIVES		
Cornelius, Brian District A	Demmers, Linda District A, Board Officer	Vacant District A
Khanjian, Christina District B	Lao, Jennifer District B	Brandt, Kate District B
Rodriguez, Marcus District C	Cassadore, Bryan District C	McDonald, Elizabeth District C
Longfellow, Juan District D	Rosman, Scott District D	Vacant District D
Klipp, Luke District E	Carter-Gargani, Nicola District E	Julie Jamison District E
COMMUNITY INTEREST REPRESENTATIVES		
Maloney, Michael Public Safety		Mauceri, Mark F. Recreation
Robbie Bellamy Education Interests		Carlson, Shannon Business Interests

- Excused (02): Carlson, Rosman
 Absent (03): Carlson, Rosman, Cornelius
 Unexcused (01): Cornelius
 Late (00):

Present (14): Bellamy, Brandt, Carter-Gargani, Cassadore, Demmers, Jamison, Khanjian, Klipp, Lao, Longfellow, Maloney, Mauceri, McDonald, Rodriquez

7:40 PM –

2. Comments by Elected Officials

Report by Field Deputy Kristi Noochlar on behalf of CD4:

- LADOT Work Order – Red curb has been removed for 4 more parking spots on Sunset Dr & Hoover.
- Shakespeare Bridge – CD4 & BOE are working with Franklin Hills Residents Association to improve beauty of bridge. Spring of 2015 is when volunteers can get involved.
- Time Warner Cable Project – Los Feliz Blvd from Riverside to Commonwealth.
- Greek Theatre Concession – Public Meeting on 10/23, 8:30am @ Friendship Auditorium with Department of Rec & Parks.
- Board of Recreation and Parks Commission meeting on 11/5 @ Expo Center.
- Haunted Hayride – Operates until 10/31.
- Griffith Park Adult Community Center – Halloween Night Party at 4pm on 10/31.

7:43 PM –

3. Public Comment on non-agenda items

- a. Oscar Winslow, Candidate for CD4 - Retired LA police officer, currently a deputy city attorney, and professor at private college. Website is Oscarwinslow.com. Brandt asked if elected, what will Winslow bring. Winslow stated he's been with the City for 30 years and brings a unique perspective on what you see on the front and what happens in the back, a lot of waste is going on and Winslow can move the City in the right direction. Innovative ideas, freshness, and excitement as well.
- b. Steve Stokes, Candidate for Congress (District 28) - Lifelong resident of LA, real estate & mortgage broker. Concerned about state of nation with a great deal of life experience. Money & politics are a big issue, elected officials on both sides are making decisions based on corporate benefits. GMOs should be labeled. Surveillance act violates 4th Amendment and it should be stopped. Stokes wants to be able to shake things up in Washington.
- c. Billie Lay, Thai CDC -
 - Farmer's Market - Pre-Halloween Party from 3:30-7:00pm.
 - USDA Grant – Planning for Farmer's Market improvements.
 - Community Organizing Workshop – Better transportation, parking, affordable housing, zoning, and job development. Every Wed in November 6:30-9:30 @ 5400 N. Hollywood Blvd, Community Room.
 - Covered California – open enrollment is Nov 15, an agent will be at Farmer's Market every Thurs.
- d. Abbie & Terry Sanger, Residents – Residents live next to a nuisance property, 2475 Glendower Place. Public and tour buses wanders up the street to see the murder house, the owner isn't concerned with the trespassing issue. Sangers have to hire security to turn away trespassers. House is repeatedly broken into. Demmers asked the Sangers to summarize the issues in an email and Demmers will send to Gabrielle Taylor, City Attorney, and Senior Lead Officer Leo Rey.

7:55 PM –

14 Board Members Present

4. Approve items 15a, 15b, 15c, 15d on Consent Calendar. Klipp moved, Lao seconded. 14-0-3-0-0

Mauceri pulled 15d.

Board Member	Yes	No	Absent	Abstain	Ineligible
Bellamy	x				
Brandt	x				
Carlson			x		
Carter-Gargani	x				
Cassadore	x				
Cornelius			x		
Demmers	x				
Jamison	x				
Khanjian	x				
Klipp	x				
Lao	x				
Longfellow	x				
Maloney	x				
Mauceri	x				
McDonald	x				
Rodriquez	x				
Rosman			x		
Total	14	0	3	0	0

7:57 PM –

5. APPOINTMENT of District A Representative. Statement from Reid Damman on website.
- a. San Diego native, interests include parks, entrenched in the area, partner in law firm Downtown, and has ran every trail in Griffith Park. Klipp asked what law Damman practices and the 3 main things he’s likely to target. Patent litigator, intellectual property and defense, copyright, trade marks, entertainment law. Interests include baseball fields, graffiti, safety concerns. Mauceri asked if Damman can set aside ideology to engage in a reasonable debate. Damman said yes. Mauceri asked if we can count on Damman to be here. Damman said he can be present. Teller: Carlos Medina. Damman elected, 13 yes, 1 abstention.

Board Member	Yes	No	Abstain
Bellamy	x		
Brandt	x		
Carlson			
Carter-Gargani	x		
Cassadore	x		
Cornelius			
Demmers	x		
Jamison	x		
Khanjian	x		
Klipp	x		
Lao	x		
Longfellow			x

Maloney	x		
Mauceri	x		
McDonald	x		
Rodriquez	x		
Rosman			
Total	13	0	1

8:04 PM –

15 Board Members

6. President’s Report & Updates

- a. Correction from Sept meeting – Allan Trimpi came to the meeting and himself as senior VP of the church, and made promises about the use of the building. The LFNC has received an Official letter from the church that he is no longer affiliated with them and his statements should be disregarded.
- b. Swearing in of Bellamy, Brandt, Damman, & Jamison – Mauceri swore in new board members.
- c. Communication Protocols – Rules & Elections asked to look at the protocols due to grievances filed. Do not use personal email addresses, business email addresses, or use business signatures/addresses/photos. May not post items with business endeavors, business logos, etc.; local funds may not be used to advertise local businesses.
- d. LFNC Logo - Do not use the LFNC logo for anything personal. Don’t post anything with city candidates included or photographed. Don’t post anything on website or Facebook that support candidates running for office. Rules & Elections will spell out. Do not reply all if there are more than 5 people on the chain.
- e. Safety in Griffith Park Event – Alberto Torres (lead park ranger), Leo Rey, Demmers and another resident attended. Demmers shared event that happened at the athletic facility. Griffith Park Chief Ranger Station phone number 323-644-6661, if you see anything happen at the park, call that number. 2 women accosted around dusk by 2 different men in the park and they were not caught. Alberto Torres had an idea of having trail signs so people know where they are in the park. No smoking in the park, very dangerous.
- f. Griffith Park Resource Board Meeting – Summary: everyone likes the wildlife in the park.
- g. Zoo – Christmas Lightshow this year.
- h. Autry Museum - Reminder to go see the Route 66 exhibit.
- i. Park Advisory Board – Park Advisory Board is finalized, 15 members. 3 members of LFIA are on the board, Don Seligman, Chris Laib and Barbara Ferris. LFNC is not represented on the board.
- j. Yay for Us! – LFNC won an award as one of the best neighborhood council in the City. Brandt, Carlson, and Mauceri attended the award ceremony.
- k. A.C. Martin House – Cultural Historical Committee findings on house ruled preservation of it has been denied and the motion to demo the building will go to City Council.
- l. Trailors & RV’s – Vehicles are still parked overnight on the streets and taking up several parking spots. Letter was sent to LaBonge, the only way to enforce that is a 72 hour policy. Follow up will conducted with LaBonge’s office.

8:23 PM –

7. Vice President Communications Report

- a. Lost 60 subscribers to email list, 2,020 subscribers now. Likes are 1,328 on Facebook. Reach 9,400 people, down from August, August had paid ads. Twitter is up to 207 followers. Website is doing better and people are still going there more.

- b. List of City Departments – Ensures City Departments are aligned with each committee.

8:25 PM –

- 8. Vice President Administration Report
 - a. File Upload – Missing documents still being uploaded to the website, 2 more committees have been completely archived. Ongoing process for the rest of the year. Will probably have designer customize committee pages for an easier interface.
 - b. List of City Agencies & Departments – Sent out to Committee a list of city agencies and department to see how we’re aligned with the City to ensure all departments in the City fold into one of our committees.
 - c. Rules – Things change periodically and the rules change accordingly, changes will be proposed before the end of the year.
 - d. Business cards – Mauceri will be confirming who needs business cards.

8:28 PM –

- 9. Treasurer’s report
 - a. September Expenditures - \$84.22 was spent on outreach & operations. Fair number of additional items, of over \$6,500 has to be processed.
 - b. Budget & Finance Committee Meeting will be on Thurs 11/6 at 7pm, Citibank Building.

MOTION: Approval of September Monthly Expenditure Report (packet). Klipp Moved. Carter-Gargani Seconded. Motion passed 12-0-3-0-4.

Board Member	Yes	No	Absent	Abstain	Ineligible
Bellamy					x
Brandt					x
Carlson			X		
Carter-Gargani	x				
Cassadore	x				
Cornelius			x		x
Damman					x
Demmers	x				
Jamison	x				
Khanjian	x				
Klipp	x				
Lao	x				
Longfellow	x				
Maloney	x				
Mauceri	x				
McDonald	x				
Rodriquez	x				
Rosman			x		
Total	12	0	3	0	4

8:30 PM –

- 10. Neighborhood Council Position on award of Greek Theater Concession Contract.
 - a. Klipp asked if the LFIA letter the LFNC is stating to support is biased to one particular vendor. Barbara Ferris stated the LFIA letter is neutral. Lao recused herself, Demmers stated letter is neutral and should not violate conflict of interest clause and doesn’t require recusal, Lao stayed in the room. The Greek Theatre concessions are up for renewal. It impacts traffic, nightlife,

residents quality of life. There were no focus groups, surveys, community meetings, hearings on the City's proposal. The consultant for the RFP didn't consult with the LFNC or LFIA or Friends of Griffith Park or any individual neighborhood groups. Demmers is suggesting in the LFNC letter that the City pause and give the community a chance to get up to speed on the proposals and see presentations by the vendors. GTAC didn't even weigh in on the proposal. Demmers summarized the chronology of the communications, showing the consultant didn't communicate to the community for input. There were 2, 2000 page proposals and not enough time was allotted to review the findings. Letter states deferring the decisions so:

- Stakeholders can review responses to the RFP
- Both proposers can provide a longer presentation than was allowed at the Rec and Parks meeting
- Cultural heritage commission can review the proposals
- GTAC can review the proposals
- The Rec & Parks Commission has a full board (since they are down 1 member)
- Rec & Parks staff can respond to comments made by LFIA

Khanjian asked when the contract is up, Demmers stated October 2015. Mauceri objected for the sake of discussion. He stated at some point everyone will deal with the City and the City is sloppy; they make mathematical mistakes on the same page. What the letter is saying is you can't say one thing and do another. Mauceri isn't surprised the City didn't follow through with what they said they would do. Klipp stated the contract is the largest revenue generator for the City, so it should not be taken lightly. Klipp also asked if there's an option in the existing contract to extend the contract by a certain amount of time should the process go over or is the City operating under a time constraint in order to have a transition. Barbara Ferris stated the City said one of the reasons they're pushing it through is when the contract ends in October 2015, the new operator will have 2 years to complete the required upgrades/improvements, which is done in between seasons. There's no clear path, Ferris doesn't think the City knows what the plan is if there's an impasse if it does not get through the Commission. Demmers asked the City Attorney if it was OK for the LFNC to discuss the topic, since there are 2 commercial enterprises involved. The information received was yes, it's appropriate for the Board to weigh in on the award of the City contract, but there can not be any inflammatory remarks made about any particular vendor. Maloney stated one of the concerns with bringing in a new contractor was because the City's interested in increasing the revenue generated, which means more shows would be booked and asked for confirmation. Demmers asked that Ferris not answer the questions, since we're talking about the process and that board members familiarize themselves with the 2 proposals and then have a discussion about it, if the Commission defers the decision. Demmers is going to get the letter out early in the morning the next day. Brandt asked if they are meeting on Thursday, does the letter have any legal muscle? Demmers stated there's no muscle, though LFNC does represent 37,000 households and LFIA represents 1,000 households; who have crafted a firmer letter than LFNC can do and the Commission will receive both letters. Demmers isn't convinced the board members of the Commission could have read all the proposals. Klipp stated we're careful not to reference either vendor in our discussions, but asked Ferris if the LFIA letter references either vendor in the letter they are preparing. Ferris said LFIA has not taken a stance, they've done an examination and made a case for what they feel is a hasty recommendation in the way it was assessed. Ferris said the motion will go from the Rec & Parks Commission to the Arts, Park, Health, Aging, and River Committee, and then to City Council, so the process isn't finished. Once the Commission makes a decision, that allows the staff to begin the contract process with who the City recommends. The LFNC will want to weigh in on the components of the contract since it impacts the community. There were 2,500 pages combined, which doesn't include the staff report, the scoring pages from the panel, panel notes; Ferris thinks it's crucial for the LFNC be involved as much as possible. LFIA has done a lot of pioneering to navigate and digest the documents. Regardless of what happens during the

Commission on Thursday is not over and it's still important to be engaged. Klipp stated since LFNC can't make any comments about the vendors specifically, he feels uncomfortable publicly supporting LFIA. Demmers stated the letter does not state LFNC supports LFIA letters, since we haven't seen them, but she knows LFIA has done some research and the last comments were not responded to. Rec & Parks were sent 8 pages of questions about their process and they failed to respond. Lao stated she thought LFIA did provide a summary of their comments to the LFNC, Demmers stated those were the list of requirements they wanted in the RFP back in July and they are now working on statements about the independent report. Ferris stated LFIA's comments are still being summarized and are not finished; the comments can be provided to LFNC, the comments will also be made public since they're being presented to the City. Mauceri stated the City will take the letter and file it with the record of the motion. When it gets to City Council, they have a chance to open the file to read the comments made. LFNC sends these letters to go on record because you never know when they can be effective. Rosemary DeMonte – Stated she attended the City meeting. The process has not been vetted properly by the City.

MOTION: Approve letter from Neighborhood Council urging the Recreation and Parks Commission to reconsider the staff and consultant's recommendation for contract award.
 Demmers Moved. Carter-Gargani Seconded. Motion passed 14-0-3-1-0.

Board Member	Yes	No	Absent	Abstain	Ineligible
Bellamy	x				
Brandt	x				
Carlson			x		
Carter-Gargani	x				
Cassadore	x				
Cornelius			x		
Damman	x				
Demmers	x				
Jamison	x				
Khanjian	x				
Klipp	x				
Lao				x	
Longfellow	x				
Maloney	x				
Mauceri	x				
McDonald	x				
Rodriquez	x				
Rosman			x		
Total	14	0	3	1	0

8:56 PM – Public Comments

- Brandt has agreed to become the Outreach Chair and the Executive has approved the motion in a 5-0 vote.
- Clark Long, Resident - In the past 1.5 years, there have been a lot of break ins, his bike has been stolen, his neighbor's bike has been stolen, and his other neighbor home was broken into at 12:00 in the afternoon. He's noticed the homeless have been congregating at Hollywood and Vermont. Long has called the cops, and reported that the vagrants are using meth and crack and drug trafficking. He stated that we do not want drug trafficking in the neighborhood, it's hard to get out. There's one man (Nick) that he's trying to get removed from Hollywood Blvd. The area is blocked with bags of garbage for a whole block. He's hurting the businesses in the

area and Clark feels we should all look at this seriously. Clark said they ride around the neighborhood on bikes and cars stealing to get money for drugs. Lao will send information on EHLFHC.org to Clark.

9:01 PM –

15 Board Members Present

11. Committee Reports

a. Culture and events

- LFNC Logo was incorporated into the SkinsFest Program.
- Eek at the Greek - LFNC given free booth. Volunteers needed 4-8pm, 10/16. LFNC can purchase candy for the event. Rodriguez wants to find healthier treats for the kids.
- NPG recipients will have a consistent advertising campaign.
- Committee pages will be built out so they can be used as resources.
- Motion tabled. Rodriguez Moved. Cassadore Seconded. Rodriguez stated the ordinances on murals can be sent out. \$20,000 is allocated for each Council District for murals.
- Rodriguez tabled the motion below indefinitely, Cassadore seconded. This is due to the fact that the NPG is going to be used on a wall that belongs to a business, which City funds can't be used for and the non-profit can not be funded.
- Monty Thrasher did the mural at 1728 N. Vermont. When the art work was covered, it was in violation of the Cali Art Preservation Act (Civil Code 987) and he filed a complaint. Due to Ordinance 18206, anyone that wants to paint a mural (public or private) has to get neighborhood involvement, meaning 45 days before the Department of Culture even looks at the application, the NC has to be notified and have buy in, this ensures constituents have say on the artwork that goes up. NCs and civil groups have put forth applications for private businesses to ensure there's transparency on art. Incorporating a 501(c)3 is something that has not been done. There's growing interest in murals in the community (Punchbowl & Los Feliz Theater). Every CD has \$20,000 held for murals outside of their own budgets. Right now, the CDs can't find enough opportunities to use the funds.

MOTION: Fund Artwalk, Incorporated - American Catholic Church Artwalk 501 (c) 3 up to \$500 to help support the Co-op 28 mural competition and ensure community participation and transparency in the process. Rodriquez. Applicants: Allison Flanagan, Roberta Morris. (5 minutes) - MOTION TABLED

9:15 PM –

a. Planning, Zoning and Historic Preservation

MOTION: Approve letter to Zoning Administrator in support of 216,867 square foot mixed use project at 4503 Hollywood Boulevard consisting of 202 apartment units, 14,725 square feet of commercial space, and 372 parking spaces. Information included in Agenda Packet. Christina Khanjian for PZHP. Applicants: (30 minutes) Khanjian Moved. Klipp Seconded. MOTION REVISED

- Khanjian stated the following details of the property, 4503-4561 W. Hollywood Blvd, 1513-1559 N. Hillhurst, 4510-4514 W. Clayton Ave, 1562-1566 N. Lyman Pl. Parking spaces go from 372 to 397 because of the set back.

PUBLIC COMMENT:

- **Rosemary DeMonte, Resident**

– Concerns of the neighborhood was the project was a massive development that will cause issues with traffic and parking. It's important to have decent parking for the people moving in. BID and residents have wanted a gateway or monument stating, "Los Feliz Village." The property includes a park light section on that corner that could incorporate a sign nicely and be a gift to the community. Another concern is Lyman Place has classic building styles and they wanted the property to reflect that design, so the location should take the garden/cottage style into consideration, not just making it glass and concrete. Khanjian responded that the property owner has the right to build because of the location of the property in the SNAP area. The only thing we have a right to discuss is the requested variance – the stepback, which is 30 feet above street level, the property has to go back 15 feet; instead they are going back 10 feet. The property on Hollywood Blvd is by right, since it's by the right of the code and it's 4 feet higher than it needs to be at the back on Hillhurst. Klipp added that on the height piece, it's because the property is measured at height from its lowest point so on Clayton, it will be lower than the height limit, but because the lowest point of the property is at Hollywood/Hillhurst is 10 feet lower, the base of the building at Clayton is measured 10 feet below street level.

○ **DUNCAN MACLEAN VIA EMAIL**

"As a 20-year resident of Los Feliz, I would like to share a few thoughts with you regarding the proposed development at 4503 Hollywood Blvd. As I may not be able to attend the meeting of the Governing Board tonight, I thought I would write you a brief email instead.

Two weeks ago the Planning Committee signed off on the developer's request for exemptions from city codes relating to stepbacks and building height at 4503 Hollywood Blvd. I think this was a mistake, and I urge the Governing Board to deny this request.

The codes established by the city are the product of compromise between the sometimes competing desires of developers and residents and, as such, developers should be given exceptions to them only when they demonstrate compelling reasons. I think the developers of 4503 Hollywood Blvd. have failed to do that.

Because of the extreme height on the Hollywood Blvd. side of the development, the developers are required to create two stepbacks. In their presentation two weeks ago, they indicated that for technical reasons it was better to line up the stepbacks and suggested pulling out the upper stepback as a solution. I think if they feel it is necessary to have the stepbacks line up, they should push back the lower one instead, which would keep the stepbacks to code and make the building less visually overpowering from the street.

On the Hillhurst side of the project, although city codes limit building height to 50 feet, the developers designed a project that is nearly 55 feet high. They have suggested the fix to this code violation is to waive the height limit. I think this is wrong. They are fully aware of the city codes regarding building height as well as the peculiarities of this particular property, and it should be incumbent upon them to work within those parameters. Even at 50 feet, this building will tower over everything else in the area; I don't think it needs to go even higher. The developers could lower the height of each floor to keep the building to 50 feet or less or, even better, remove one of the building floors. This would maintain this project as the high density housing the city now favors while keeping it within city height restrictions. It would also somewhat mitigate the overwhelming presence of this building in this area, and, if they didn't decrease the number of parking spaces, it would do a lot to allay concerns about parking spillover into the neighborhood from this project.

I think there are legitimate economic, demographic, ecological and political reasons to favor high density housing, especially in certain areas near public transportation hubs, like subway stops. That said, these types of projects have to fit within existing neighborhoods, and that's why we have the city codes. It's unfortunate that the developers have done little to blend this project into the existing architecture of Los Feliz - to me it looks like it was lifted out of Hollywood or West Hollywood and dropped into our neighborhood - and also unfortunate that they've designed a project in violation of reasonable city codes. If it is built, this will be the first Hollywood-style apartment building in Los Feliz. I think it sets a very bad precedent if in the very first project out of the gate the developers are granted these exemptions, which is why I am asking you to vote against them."

PRESENTATION BY APPLICANT'S REPRESENTATIVE

Christopher Murray, Rosenheim & Associates – Project name is City Lights, at Hillhurst and Hollywood. Team consists of Hollyhurst Developers, LLC, Chandler Prapp Partners, Vantilburg, LRM Landscapers. The property is family-owned, family also owns other property in the City. Currently an AutoZone is on the site and parking. Within the C2-1D Zone, in the Hollywood Community Plan. Located within sub areas B and C of SNAP. North of alley is sub area B, designated as mixed use boulevards. Sub area C is south of the alley, community center designation. Mixed use commercial/retail and residential. 397 car parking spaces, 116 bike spaces. 3-4 stores above 2 parking levels. Max height of 73 feet. SNAP requirements: sub area b: 60 dwelling units, sub area C 142 dwelling units, not maxing out density in project. FAR is permitted 2:1 in sub area b, no commercial areas in sub area b. 2.53 FAR for sub area c. Open space, 7,400 square feet, 14,000 square feet provided. 313 resident parking spaces based on comments received during Land Use Committee meeting a couple of weeks ago, 84 parking spaces for commercial and guests. Under SNAP, project permit compliance has to be obtained to note they're complying with the development standards and guidelines in SNAP. Seeking an adjustment in height and setback along Hollywood Blvd. Site plan review since more than 50 units. Parcel map required because alley will be vacated. Property owner owns alleyway and City has an easement over that. Entrances along Hollywood Blvd, Lyman, and Hillhurst. Entrance off of Hillhurst is right turn in and right turn out – requirement from LADOT. Brandt asked if there's a middle turn lane on Hollywood Blvd. Presenter doesn't think there is, but there is a left turn only lane. Right turn only lane will be created on Hillhurst to Hollywood. Alleyway aligns across Lyman, it follows the centerline with the alley.

Rodriguez stated the alleyway is a concern since it's heavily used for cars and loading/unloading. 25 additional car spaces added as car lifts. Maxed out on parking, 2 parking spaces per thousand square feet of commercial space. Land Use Committee asked to remove nuisance on roof top deck after 10pm. Outside of height and setback, project complies with SNAP. Sub area b has a 50' height limit, asking for 54.5'; effective height is 45, the way it's measured, it's 54.5'. 73 'along Hollywood, 75' is permitted. Step back provision – intent is to avoid large blank expanses of building walls, is designed in harmony with surrounding neighborhoods and contributes to pedestrian-friendly neighborhoods. Effectively, the step backs are avoiding a big wall along the street with no break. Development standard in SNAP is a 10' step back above the 1st floor, subsequent 15 feet step back from property line above 30'. Project complies with 10' step back, requesting a project adjustment from the 15', where the patios are. The project exceeds step back requirements in other areas. City asked developer to do a volumetric analysis = 303,000

cubic feet of volume, 358,000 cubic feet, so exceed volume by 55,000 cubic feet; from that standpoint, the SNAP development standard is exceeded.

Q&A Portion

Demmers: What size are the proposed 202 units and the price points? Murray stated the price point is in the \$2,000-\$3,000 range. Is there a ratio of 1 bedroom to 2 bedroom rooms? Murray stated yes and a range of sizes as well.

Jamison – will there be low-income housing? Murray stated no.

Longfellow asked if there was a study of the impact at Hollywood & Hillhurst for traffic. Murray said a traffic analysis was submitted, it was reviewed by LADOT, 4 intersections will require signal modifications to help flow of traffic, required to widen the streets along Hillhurst; driveway along Hillhurst was pushed north to avoid impact to traffic. Longfellow asked how many businesses will be there. Murray said 14,000 sq ft of space for commercial along Hollywood.

Bellamy asked if a completion date was set? Murray said no, in review process currently.

Khanjian asked if the easement is only for the apartment buildings. Maloney said correct.

Maloney asked if the traffic will be the same as when the Ford Dealership was there. Murray said the traffic may increase a little bit, the impacts will be mitigated through the modifications planned. Maloney asked if folks coming home down Hollywood on Hollywood, will they take a left turn into the building. Murray stated yes, or they can go down Lyman. Maloney confirmed that there are parking lifts. Murray said there's 25 parking lifts where people will park above each car, Hardy Lifts, same co. that runs the one in Hollywood. Maloney asked if the alley still exists. Murray said the alley still exists. The concept behind SNAP encourages use other than the use of vehicles.

Damman asked when the completion date is. Murray said not set yet, still going through permitting process.

Rodriguez asked about secure entrances/gates and the entry points. Murray said there's a cueing space of less than 40 feet and not provide gated entry way to avoid solid walls and avoid sticking out in traffic. Rodriguez asked if access to the interior space is open. Murray said it's segregated by virtue of the commercial spaces (residential spaces restricted)

Brandt asked if the letter we're writing carries any weight. Demmers said it makes a difference, and it goes to Councilmember LaBonge's office for consideration. If an applicant doesn't go to the NC, they get penalized for it. LFNC did have input on the Scientology building and the City allowed the style and structure to be modified based on the input. Khanjian stated they weren't in compliance and there weren't in spec. Mauceri stated that the assumption is the City will listen to us. McDonald asked why LFNC is being presented to us. Murray said philosophically, the company supports the outreach process. Murray believes in communicating with the community. The client also wants the input on the building. In terms of what they want from the NC, property wants the support of the NC. Part of what happened at the committee, at the end it was clear that parking was the key issue; with that conversation, the developer identified additional parking spaces via the lifts.

Brandt stated since they know the intersection is problematic, why is there such a high number of units. Murray said it's lower than what's allowed, the City goes through a process and identifies zones and they come up with a floor area ratio to build dwellings; because they can. Why, in a neighborhood with so many low income residents, are no low income housing units included. Murray said the development team wasn't interested in incorporating low income housing. The team includes the property owner and the developer; they looked at the option and chose not to do it. Brandt asked why not comply with City code if it's just a few feet? Murray stated they are technical nuances and that they are complying with the code, when you look at the process, there's an adjustment project; the architect said you end up with a better design project through the adjustment; the height itself is not complying just because of where it's being measured from. Brandt asked if it would be easier to design the building within City code. Murray said not necessarily, but the City allows adjustments and they allow for those to be presented. There's no exception being sought; which is more cumbersome. The original design was a laundry list of exceptions, with communication and outreach, they got to this design.

Klipp wanted clarification on the following: if they were to build 2 separate buildings, one on sub section b and c; would the height then be compliant? Murray: correct. Lao asked if the architecture around the neighborhood was considered when the property was being designed. Murray: Yes, the architect was paying homage to the Hollyhock House; there's a separate sheet showing the design considerations, though not on the Lyman side. Lao: What other buildings have the developer designed. Murray: Warner Center, property on Lankershim, Koreatown has another development. Lao: Is there a sustainability design incorporated? Murray: CA Green Building Code is a significant design standard to be met, so it forces the criteria, it's energy efficient, motion sensor lights, etc.

Mauceri: How many elevated parking spaces? Murray: 25 Mauceri: How many spaces are restricted to retail only? Murray: 33. Mauceri: Whose max is that? Murray: SNAP lists it as maximum requirement. Mauceri: How many 1 bdrm, 1bdrm units? Khanjian: studio – 31, 1bdrm – 84, 2 bdrm – 76, 3 bdrm 11. Mauceri: with the 25 extra space lifts, it's about a 2 unit ratio. X number are retail, after 9p, the retail spaces aren't available to residents. Murray: guest spaces will be available though, 33 for commercial, 84 for commercial and guests. Mauceri: So the commercial spots become guest spots in the evening? Murray: yes.

Mauceri: When is the hearing? Murray: there's no hearing, it's a director's determination upon seeking an adjustment. There's a hearing for the alley allocation, that's just a hearing for a merger and re-subdivision. Mauceri: what's the deadline for the letter from the NC to submit? Khanjian said the July 16th is when the application was submitted. Demmers asked if LFNC needs more time to review. Khanjian said 500 letters were sent back; the room was filled in the Committee meeting and no one was against it; there was no concern about noise, that was via the Committee input; the month before, the committee meeting went through SNAP to understand what the developers can/can't do.

DISCUSSION:

Mauceri objects. Mauceri wants to know what is the best use of the area in the neighborhood that works in as many constructs as possible. Mauceri doesn't believe 1.5 spaces meets the needs of the dwellings; Lyman is too narrow of a street to put an entrance/exit on. SNAP is decade old data that's not correct. More time should be allowed to digest the project, since it's so big. The motion should be tabled so the right decision is made. McDonald said the motion should also be tabled since it's the largest development in Los

Feliz; developers come in all the time and get attacked on questions, how come we aren't addressing SNAP instead of the developers? Khanjian said there are a lot of lawsuits against SNAP.

Klipp stated as a resident of Los Feliz and a user of Metro who sold his car, it's very possible to live in LA without a car; there's not a lot of development outside of Downtown; some people may not want 2 parking spaces per dwelling; Klipp asked about lifts and the developer came back with that in the next iteration; if people don't want to live in DTLA or Hollywood and wanted access to major transit options without worrying about traffic, this would be a good option; walking to nearby amenities is very accessible from that space; the Board should be mindful of accessibility; there is a middle turn lane on Hollywood Blvd so residents could turn onto Lyman; there's question about if it fits in the community, a block away on Rodney there's a number of apt buildings, that 4 combined are the size of the proposed lot; cost of the units – would have been nice to see something around affordability, when a developer is going to start rates at \$1300, that's low, where our market is right now, rent's going up; we can't put roadblocks up for development to livable communities; Klipp doesn't feel there's a need to delay and it's not pressingly urgent, Klipp doesn't want this to turn into a lobbying campaign, sufficient information was provided and a motion to table is not supported.

Khanjian stated a studio will be \$1,300, a 1 bedroom is \$1,800, 2 bedroom is \$2,800, 3 bedroom is \$3,500, 289 cars would have been needed for the units based on number of bedrooms, so there's at 397 spots, people are being persuaded by not facts; Board should be cognizant about not talking about the issue due to Brown Act, this was publicized for 2 months, it was on the Committee meeting in Aug, Sept, Oct, letters were sent out. McDonald stated the way the Committee holds meetings discourages people from coming, everything is stated is allowed, people who McDonald has talked to feel they can not speak. Khanjian said everyone was welcomed to speak. McDonald said they can't be against it because it's under the right of SNAP and the Committee said that they can't oppose the development. Khanjian stated no one was against the development, everyone can speak for as long as they want, no one attended the meeting tonight, please come to the Committee meeting. Brandt stated the agenda was received three days ago and hadn't seen anything else on the topic, so many folks don't know about it. Longfellow stated it was on Curbed or Eastsider and that everyone knows about it. District C received letters. Klipp said the PZHP sends letters out to the community in addition to posting the agenda. Brandt: while there are people who choose not to use cars, the reality is some folks still need cars for dog food, etc. The parking spaces still aren't enough, if people want to have people over, it's going to be difficult for them to find parking, the streets around there are already jam packed, there's still an affordability issue since there's no low-income housing, all current and forward thinking development should include low-income housing.

Demmers: Provided clarification that the motion is to provide approval of the height and step back adjustments. Rodriguez: the motion should be rephrased since it could be read differently. Khanjian: we're only approving the adjustments, everything else we don't have a say in unless we change the law or file a lawsuit. Mauceri: is pretty tuned into stuff and this came up 5 months ago when Luke asked why we can't build park there, this is the first time he's seen the details of this other than the rendering, there wasn't enough specificity to come to any conclusion, Mark didn't see this in his email about the topic; it will get built one way or another, if we vote to approve this letter, the sentiment is then that we approved the property – as far as the community is concerned; Mauceri wants to ensure we provide due diligence and spend more time reviewing the information; there's nothing that says the

developer is locking into those rates for rents, they can increase it at will. Khanjian: we should tell our stakeholders to come to the meeting. McDonald: a stakeholder asked if the topic could be posted on FB with a link to the materials, we should scan the package and post it for stakeholders.

MOTION: Mauceri made the motion to table decision until a time is recommended by PZHP to review it again. McDonald seconded. Motion passed 7-6-2-2-0.

Klipp called the question. Longfellow: whether they want to build their apartments for whatever they want to charge, it's their deal; our rental system is broken, it's not on them; the City's the one that made the mistakes; they're asking for 2 simple things for our approval; we can't tell the developers what to charge because they're not accepting City funds, it's their prerogative. Klipp asked if it was an indefinite tabling.

Board Member	Yes	No	Absent	Abstain
Bellamy		x		
Brandt	x			
Carlson			x	
Carter-Gargani				x
Cassadore		x		
Cornelius			x	
Damman	x			
Demmers				x
Jamison	x			
Khanjian		x		
Klipp		x		
Lao	x			
Longfellow		x		
Maloney		x		
Mauceri	x			
McDonald	x			
Rodriquez	x			
Rosman			x	
Total	7	6	3	2

10:50 PM –

b. Public Safety Committee Update. Maloney

- CERT Training – Jan 7 at 7pm at Mother of Good Counsel.
- Police Report – Home break-ins aren't as big of a problem, probably once a month. Homeless problem – Largest safety issue in the community.
- Coyotes – Circulate flyer on how to handle and co-exist with coyotes.

10:52 PM –

c. Sport and Recreation Committee Update. Mauceri

- Recreation Center – King Middle school has been the rec center since the community has none; there are 26 basketball backboards outside that are full of holes. Can't afford to replace the backboards since they're LAUSD designed and cost \$1,000 to recreate. The decision was made to replace one court, take pictures of the new court vs old court. The City decided they would replace all the boards, now the committee has to hold them down on a date, the Committee donated \$2,000 towards that.

10:54 PM –

12. Halloween Outreach

Discussion and possible action: Approve up to \$100 for award plaque to be given to residents of home judged to best and/or scariest decorated for Halloween within District D (Longfellow/Rosman/Mauceri). 5 mins. Mauceri moved. Longfellow seconded. – **MOTION REVISED**

- Award plaque to residents that decorate their homes the best in District D, since there’s an enclave of festive homes. There’s an area in District B, near Alexandria and Ambrose, that also has a cluster of decorated homes. Outreach can be done on the FB page, website, NextDoor.
- Buying a plaque might be against City regulations, Demmers will check.
- Lao asked why we’re limiting this to 1 District, not all district. Mauceri can’t canvas all the enclaves of homes decorated. The planning and execution was done months ago, 2 weeks isn’t enough time for residents to decorate their home. Carter-Gargani asked why homes can’t be submitted via photos. Mauceri wants to keep it simple. Brandt doesn’t think residents would take it kindly that they’re excluded from a district specific contest. Demmers mentioned we’ll have more pictures to use on our website if we ask for pictures. Mauceri said the idea was a quick and dirty contest, this method may take more time and will require more writing. Khanjian thinks for the sake of fairness, you can’t isolate one District; the best thing for outreach is put it on the website and FB and invite all of Los Feliz to participate, that was it’s fair, everyone has a voice and can choose to participate.
- Nicola objects. Klipp understands that the reason this is a District D event only is because the people willing to do the work have signed up for it, he’s willing to keep it a District D event since they’re willing to donate the time. If we want to do something more district-wide with more forethought, then we target the city lights contest in December.
- Carter-Gargani will take on the contest and publicizing the event. Brandt and Carter-Gargani are the official voting committee.
- **Alternate motion:**

Discussion and possible action: Approve an award to be given to residents of home judged to best and/or scariest decorated for Halloween within Los Feliz. (Longfellow/Rosman/Mauceri). 5 mins. Demmers moved. Rodriguez seconded. **Motion passed 13-0-4-1-0.**

Board Member	Yes	No	Absent	Abstain	Ineligible
Bellamy	x				
Brandt	x				
Carlson			x		
Carter-Gargani	x				
Cassadore	x				
Cornelius			x		
Damman	x				
Demmers	x				
Jamison	x				
Khanjian	x				
Klipp	x				
Lao	x				
Longfellow				x	
Maloney			x		
Mauceri	x				

McDonald	x				
Rodriquez	x				
Rosman			x		
Total	13	0	4	1	0

11:02 PM – Maloney leaves

11:14 PM –

13. Report from Ad Hoc Intersection Committee. Klipp

- First meeting was 10/7, 15 people in attendance. Survey summary included 130 responses. Key takeaway was 25% of pedestrians, motorists, bicyclists avoid the intersection. Suggestions provided were a lot, that was a broad range. Klipp needs help for a November meeting, looking for suggestion since Desert Rose was too loud. Demmers offered up the Citibank room. Klipp’s disseminating work between meetings so the meeting in November will establish the vision of the Committee. If anyone’s interested in participating, 11/4 is the next meeting at 7pm.

11:16 PM –

Motion: Approve expenditure up to \$150 for A-Frame for sidewalk to increase neighborhood awareness of council meetings. Motion passed 11-0-4-0-4.

Mauceri said we should get an A-frame that you can swap messages out of it.

Board Member	Yes	No	Absent	Abstain	Ineligible
Bellamy					x
Brandt					x
Carlson			x		
Carter-Gargani	x				
Cassadore	x				
Cornelius			x		x
Damman					x
Demmers	x				
Jamison	x				
Khanjian	x				
Klipp	x				
Lao	x				
Longfellow	x				
Maloney			x		
Mauceri	x				
McDonald	x				
Rodriquez	x				
Rosman			x		
Total	11	0	4	0	4

14. Report on Budget Day from Budget Representatives. Rosman/Jamison (Tabled for next meeting)

15. CONSENT CALENDAR ITEMS will be moved as a package unless pulled for discussion.

a. Motion: Approve letter to Griffith Park Superintendent, Joseph Salices, advising the Department of Recreation and Parks investigate installation of lighting in new physical

exercise area near Ranger Station based on correspondence received and reported at September 2014 NC meeting. (Mauceri/Maloney) 5 mins.

b. MOTION: Approve CIS regarding Hyperion Bridge in support of Option 3 (previously supported by LFNC) Demmers

CF 05-0173: The Los Feliz Neighborhood Council supports the Bureau of Engineering Exhibit 3 which would create ADA sidewalks and bike lanes on both sides of the Glendale Hyperion Bridge therefore creating a 21st century multi-modal bridge accessible to all.

The LFNC opposes the creation of a de-facto highway where high speed cars have priority and bicyclists and pedestrians travel at their own risk. We support the effort to return the Hyperion Bridge, built in 1927, to a "livable" bridge.

c. Motion: Approve September 16, 2014 Neighborhood Council minutes.

~~**d. Motion: Approve expenditure up to \$150 for A-Frame for sidewalk to increase neighborhood awareness of council meetings. (pulled off for discussion)**~~

11:18 PM –

16. Announcements

- a. Next NE Hospitality Alliance Meeting is 10/30 @ Rockwell, 12-1:30p. Group of restaurant owners.
- b. PZHP is first Wed of the month. SNAP already discussed and entire board should attend so we're all aware of the requirements. 11/5 @ 7:30p.

11:20 PM –

17. Adjournment

18. MEETING SUMMARY

Funds Allocated: \$150

Motions: 7

Motions Passed: 7

Consent Calendar Items: 4 (1 pulled)

Correspondence: Griffith Park Superintendent, Joseph Salices re: Lights in Griffith Park; CF 05-0173

Hyperion Bridge in support of Option 3; Letter to Recreation and Parks Commission re: Greek Theatre

Meeting Length: 3:42



PRESIDENT

Linda Demmers

VICE PRESIDENTS

Mark F. Mauceri - Administration

Nicola Carter-Gargani

Communications

TREASURER

Luke Klipp

SECRETARY

Jennifer Lao

LOS FELIZ NEIGHBORHOOD COUNCIL

"Your Neighborhood. Your Voice. Your Council"



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Mayor Eric Garcetti
Los Angeles City Hall
200 North Spring Street
Los Angeles, CA 90012

Re: Hyperion Bridge Project

February 17, 2015

Dear Mayor Garcetti,

The Los Feliz Neighborhood Council submits this letter out of great concern that what was a model example of citizen input and a symbol of our democratic process has gone off course. In November 2013, Mayor Garcetti decided to pause the retrofit of the Glendale/Hyperion Bridge due to widespread concern voiced by the community about the design, which appeared to be incompatible with the City's plans to improve safe transportation for pedestrians and cyclists. A Citizen's Advisory Committee (CAC) was established by Councilmember Mitch O'Farrell to address these concerns.

The CAC was tasked with addressing issues of safety, access, and mobility in the design. Their ultimate goal: to achieve a consensus on newly proposed designs in order to move forward with implementation. The committee was composed of a diverse group of representatives, all of whom gave considerable amounts of time to this important discussion. In late 2013, the committee was given three choices to consider, and when the final meeting was convened in September 2014, "Exhibit 3" was chosen by a majority (with 6 votes for and 3 against).

Coinciding with the findings of the CAC, there has been a groundswell of support from the community for Exhibit 3—with hundreds of letters and more than 1,000 petition signatures from area residents, homeowners, and stakeholders; more than 40 letters of support from Atwater, Silver Lake and Los Feliz businesses; and dozens of letters from: area school principals and parent groups, an LAUSD Board Member, and community groups. Silver Lake and Los Feliz Neighborhood Councils have *twice* unanimously supported resolutions and community impact statements in favor of Exhibit 3, and the Alliance of River Communities (representing 14 area Neighborhood Councils) has written a letter in support of Exhibit 3. Atwater Village Neighborhood Council, while opposed to the loss of a travel lane, has *twice* voted in favor of plans that include bike lanes on the bridge.

Despite the overwhelming community support for Exhibit 3, resulting from a process the City itself set up, the City of Los Angeles has now presented a fourth option, known as Option 1A, which proposes to remove the bike lanes altogether— suggesting that bicyclists should share the sidewalk with pedestrians on a downhill and in spaces as narrow as 5.5 feet wide. This directly conflicts with the City’s Bicycle Master Plan and is considered dangerous in the opinion of state and federal transportation agencies:

The Caltrans Highway Design Manual (Chapter 1,000) states,

“(2) Sidewalk as Bikeway. Sidewalks are not to be designated for bicycle travel. Wide sidewalks that do not meet design standards for bicycle paths or bicycle routes also may not meet the safety and mobility needs of bicyclists. Wide sidewalks can encourage higher speed bicycle use and can increase the potential for conflicts with turning traffic at intersections as well as with pedestrians and fixed objects.

In residential areas, sidewalk riding by young children too inexperienced to ride in the street is common. It is inappropriate to sign these facilities as bikeways because it may lead bicyclists to think it is designed to meet their safety and mobility needs. Bicyclists should not be encouraged (through signing) to ride their bicycles on facilities that are not designed to accommodate bicycle travel.”

(HDM, Chapter 1000)(<http://www.dot.ca.gov/hq/oppd/hdm/hdmtoc.htm>)

The Los Feliz Neighborhood Council continues to support Exhibit 3, which includes ADA-compliant sidewalks and buffered bicycle lanes on both sides of the Hyperion Bridge for the length of the bridge. *It is fully understood* that a travel lane heading downhill into Atwater Village from Los Feliz / Silver Lake will be removed from the bridge deck, and this is seen as advantageous. The traffic studies and modeling conducted by the Bureau of Engineering show that not only is a travel lane reduction feasible, it is a proven safety measure that will slow the chronic speeding that currently endangers bicyclists, pedestrians, and drivers on the bridge. The Los Feliz Neighborhood Council hopes that the democratic system set up through the City in the form of the Citizen’s Advisory Committee is respected and adhered to, and that this project will move forward with Exhibit 3, as per the consensus of the community.

Thank you for hearing our concerns.

Sincerely,

Linda Demmers
President
Los Feliz Neighborhood Council

by Adam Meltzer, Chair Green Committee



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Administration

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Board of Public Works
Department of Engineering
GHVIP Citizens Advisory Committee
June 2014

17

RE: Glendale-Hyperion Viaduct Improvement Project

Dear NAME HERE,

In October of 2013, the Alliance of River Communities, made up of 14 East and Northeast Area Neighborhood Councils along the river, approved a statement in favor of a multi-modal and complete street approach to the improvements of the Glendale-Hyperion Bridge. In November the Los Feliz Neighborhood Council joined in the effort.

In January a Hyperion Bridge Advisory Committee was convened by Councilmember O'Farrell to address concerns raised by the community regarding the BOE's initial plans to make the bridge a "highway" with increased speeds of 55 mph and crash barriers. Don Ward was chosen as the Green Committee and LFNC ambassador to this committee. Three cross section design alternatives were presented to the Citizens Advisory Committee. We were pleased to see that voiced objections by the community were heard and translated into the creation of 3 new alternatives designs that include sidewalks and bike lanes.

The LFNC strongly supports Exhibit 3, which includes sidewalks on both sides, full bike lanes on both sides of the bridge as well as signalized crosswalks at the eastern end of the bridge where pedestrians must cross multiple lanes of traffic.

In addition, Don Ward created a petition to support the idea and create public awareness around it. He went door to door and collected over 600 signatures of people who supported the idea of a bridge for all, not a single use highway for cars. Here is a summary of the ideas of the petition.

- *98% of residents / homeowners in Atwater support saving the sidewalk.*

- *A minority of people who didn't like the bike lanes were firmly for the sidewalk.*
- *Everyone agrees that speed is an issue*
- *Everyone who signed understood that a car lane heading downhill into Atwater would be lost and were ok with it even if it reduced travel times.*

We maintain that the only way that all users will benefit from this retrofitting opportunity will be if users are able to safely walk on both sides, ride their bikes on both sides and drive safely on both sides. To not include these elements would be a missed opportunity to build a 21st century bridge that addresses the needs of all Angelenos in a safe manner. This will leave us stuck in the car culture of the last 50 years and not move us forward as a modern city. Let's build this bridge as a model for all of Los Angeles.

Sincerely,

Linda Demmers
President
Los Feliz Neighborhood Council

By: Adam Meltzer, Chair LFNC Green Committee

Cc: