

**CITY OF LOS ANGELES
CALIFORNIA**

**EAST HOLLYWOOD
NEIGHBORHOOD COUNCIL**

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GOVERNING BOARD OFFICERS

David Bell, President
Eric Moore, Vice President
Alex Holsheimer, Treasurer
Julia Griswold, Recording Secretary
Alfredo Hernandez, Corresponding Treasurer
Armen Makasjian, Corresponding Secretary

GOVERNING BOARD MEMBERS

Jennifer Tell	Maria Drews
Doug Haines	Jennifer Moran
John P Harris	Noel Lingad
Shahan Suzmeyan	Sam Kbushyan
Craig Cox	Ruby Garcia
Maria Yepremian	



**ANTONIO R. VILLARAIGOSA
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**EAST HOLLYWOOD NEIGHBORHOOD COUNCIL
COMMUNITY IMPACT STATEMENT**

March 21, 2012

On March 19, 2012, the governing board of the East Hollywood Neighborhood Council, at its monthly meeting, unanimously voted to OPPOSE the map that the LAUSD Redistricting Commission approved in late February, and instead supported the proposed "Map A" option, which provides for a more compact, demographically fair District 5.

Our neighborhood council, which includes Board District 5 schools Lockwood Elementary, Dayton Heights Elementary and Lexington Primary Center in its NC boundaries, cited the obvious gerrymandering of the Board District 5's borders, the disconnection from John Marshall High School and the extreme geographical separation between the culturally-diverse urban communities of the City of Los Angeles and industrial cities like Vernon, Bell and South Gate - a road distance of some 21 miles from East Hollywood. Furthermore, the public hearing process did not reach out to communities in our side of the district, especially with a public hearing having been held in the southernmost part of the district (South Gate).

We sincerely hope that the Los Angeles City Council will not approve the LAUSDRC-approved map and instead adopt the proposed "Map A" option, which is fairer to our ethnically diverse communities and possesses district boundaries that will not be the subject of ridicule.

Respectfully Submitted,
Elson Trinidad
Chair, EHNC Youth & Education Committee

P.S. Attached are the minutes of our March meeting (Item 8p).

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**EAST HOLLYWOOD NEIGHBORHOOD COUNCIL
COMMUNITY FORUM AND GOVERNING BOARD MEETING MINUTES
Monday, March 19, 2012 - 6:30 PM
LOS ANGELES CITY COLLEGE
FACULTY AND STAFF CENTER
855 North Vermont Avenue, Los Angeles CA 90029**

(MINUTES PRESENTED IN THE ORDER OF DISCUSSION)

I. Welcome and Introductions [7:50 pm]

1. Opening Remarks/Welcome Address *David Bell, President*

II. Community Reports

2. LAPD Report

Eric explains that there were some assaults and robberies on Vermont Ave. Craig states that there was an increase in grand theft auto. David Bell explains an incident he saw where a lady was in distress and found out that she was robbed. Eric later states that the public safety committee is seeking new members. David states that board position of tenant representative is available.

2. CD13 Report *Office of Council President Eric Garcetti, Ryan Carpio*

Ryan Carpio summarizes events within the community: event held with Aztec Rising on March 24, 2012, distributes flyer on half-marathon; escrow closed on Madison Ave., East Hollywood Garden Learning Center; one-half of lot will be used for a community garden and one-half for park use. Eric inquires about the "lightyard" park. Ryan explains that it took three years to achieve the Madison project therefore it is important to be persistent on lightyard park vision.

III. Community Voices

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

Katherine Mason, representing the Hollywood Community Housing Corp. Ms. Mason expresses appreciation for EHNC for supporting the Emergency Food Pantry.

Julia Russell, representing Occupy Foreclosures - talks about two issues: a) Move to Amend whose purpose is to restore power to people over corporations and asks the public to assist in gathering signatures, b) Occupy Foreclosures; petition to bring Blanc Quonoz back to her home which was foreclosed by fraud. Maria Yepremian summarizes results of recent robotics competition. She explained that a joystick and computer was stolen before the competition; team was placed 59th out of 66 participants. She thanked EHNC for support.

IV. Meeting of EHNC Governing Board - Public is Welcome and Encouraged to Stay

5. Call To Order [7:24 pm]

Quorum present. The following members excused: Shahan Suzmeyan, Noel Lingad, Alfredo Hernandez, John Harris. Ruby Garcia (2nd unexcused absence).

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k. Discussion and possible action regarding LACC Redline Connection Project (B-Permit Number: BR 002949), including writing a letter to the Los Angeles Bureau of Engineering urging approval of the B-Permit to allow LACC to use up to \$6 million in grant money to complete the project. (David Bell, President; Charles Wren, Deputy Project Manager, Harris and Associates)

David comments that the project is not funded through bond funds. Project manager, Serafin Fernandez, summarizes LACC Redline Connection project; it is a pedestrian improvement project which will provide wayfinding features from MTA station to the Braille Institute. Project area begins at Willowbrook Ave. to Melrose Ave. and entails repairing of sidewalks, construction of a plaza at Willowbrook and Vermont Ave., tree planting, and wayfinding features for the visually impaired. Project grant is \$4 million with \$2 million matching funds coming from the Community College District. Project has been delayed due to right-of-way and cleanup issues that must be cleared. NC letter of support is requested.

Motion: Eric motions to write a letter to the Los Angeles Bureau of Engineering urging approval of the B-Permit to allow LACC to use up to \$6 million in grant money to complete regarding LACC Redline Connection Project (B-Permit Number: BR 002949) once conditions (clearance of cleanup and right-of-way) are met. Sam seconds. 10 approve, 1 abstention (Alex).

7. Budget Update *Alex Holsheimer, Treasurer:* 11,508.89 remaining in budget.

Alex explains that for fiscal year ending on 06/30/2011, purchases had to be completed by 04/15/2011. He indicates that DONE website is not operable therefore due dates for purchases are not available. Craig inquires about EHNC T-shirts. Maria Drews responds by explaining that work is in process.

[Break: 7:45 pm]

Meeting re-adjourned at 8:00 pm.

6. Approval of February 27, 2012, Governing Board Meeting Minutes including Special Agenda

[Armen and Sam not present]

Jennifer Tell announces a cleanup in District 1 for 03/24/2012 starting between 10 and 11 am at 5125 Harold Way.

Motion: Alex moves to approve minutes. Jennifer Moran seconds. Unanimous approval with Craig and Eric abstaining.

8. Action Items

a. Discussion and possible action regarding sponsorship of up to \$3,300 for Enrich LA to upgrade school garden at Lexington Primary Center (Youth & Education Committee; Tomas O'Grady, Enrich LA; Paula Kurilich, Principal, Lexington Primary Center)

Elson introduces agenda and explains that there are problems with the garden design that needs to be rectified. Paula, principal at Lexington Primary Center, explains that that the center serves 300 students; there are three beds of vegetables. Sarah and Angela of Enrich LA state that it benefits children and encourages environmental stewardship. Eric asks about the \$3,000 soils test.

Sarah says that it is paid by LAUSD. [Sam returns]. David asks about beds. Sarah responds there are 10 beds. Alex asks about the length of the project. Sarah response is once per week.

Motion: Alex makes motion to approve up to \$3,300 sponsorship Enrich LA to upgrade school garden at Lexington Primary Center. Sam seconds. Unanimous approval with Doug and Maria Drews abstaining; Maria Yepremian unable to vote.

[Armen returns].

b. Discussion and possible approval of Nomination of Maria Yepremian as member of EHNC Youth & Education Committee (Youth & Education Committee)

Motion: Craig moves to approve of Nomination of Maria Yepremian as member of EHNC Youth & Education Committee. Jennifer Tell seconds. Unanimous approval.

c. Discussion and possible approval of up to \$1,000 for art supplies for children's art pavilion at the 9th annual Songkran Thai New Year festival, Sunday, April 1, in Thai Town (Outreach Committee, Nongyao Varanond, Songkran Festival Committee)

Nongyao explains that each year, the festival serves over 10,000 people. Funds are to be used toward the purchase of art supplies for children, i.e., balloon sculptures, arts/crafts.

Motion: Jennifer Moran motions to approve of up to \$1,000 for art supplies for children's art pavilion at the 9th annual Songkran Thai New Year festival, Sunday, April 1, in Thai Town.

Jennifer Tell seconds; unanimous approval.

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d. Discussion and possible action regarding development and approval of alternative community zoning plan for East Hollywood, including a Pedestrian Oriented District (“POD”) for Historic Route 66 to be presented to the LA City Council in lieu of the Hollywood Community Plan currently proposed by the Department of City Planning. (Planning and Entitlements Review Committee)(Tabled at February 2012 Meeting.)

Doug briefly summarizes the alternative plan; copies sent to board members in February 2012.

Motion: Craig moves to approve alternative community zoning plan for East Hollywood, including a Pedestrian Oriented District (“POD”) for Historic Route 66 to be presented to the LA City Council in lieu of the Hollywood Community Plan currently proposed by the Department of City Planning with a *transitional height restriction*. Sam seconds; unanimous approval with Jen. Tell not present during vote. [Sam leaves meeting at 9:30 pm]

e. Discussion and possible approval of up to \$300 in outreach materials and call for submissions for EHNC 'High-Five' Anniversary booth at CicLAvia, Sunday, April 15 (Outreach Committee)

Elson comments that the festival is part of EHNC outreach and attracts over \$60,000 people. EHNC stand will be set up at the event.

Motion: Eric motions to carryover approved, prior-year funding for Ciclavia to be applied toward the most current Ciclavia event; funds to be used in outreach materials and call for submissions for EHNC 'High-Five' Anniversary booth at CicLAvia, Sunday, April 15. Craig seconds; unanimous approval.

f. Discussion and possible action regarding EHNC Letter of Support for The Jubilee, May 26-27, on Santa Monica Blvd, between Commonwealth & Sunset (Charles Renn, Silver Lake Jubilee)

Charles Renn asks for a letter of support from NC. He summarizes the even which will take place from. along Santa Monica Blvd. from Commonwealth Ave. to Sunset Blvd. Event admission is \$20. Eric states that NC must define the letter of support and that proper notification be given to stakeholders affected by the event. Jen. Moran questions the use of the letter, whether it will be written for general support.

[board unclear as to qualifying the support letter]

Motion: Maria Draws motions to approve EHNC “General” Letter of Support for The Jubilee, May 26-27, on Santa Monica Blvd, between Commonwealth & Sunset. Alex seconds; unanimous approval with one opposing (Doug).

g. Discussion and possible action regarding EHNC letter to Council District 13 and the Department of Transportation to implement additional safety measures, such as lights, at the crosswalk of Hollywood Boulevard and North Hobart Boulevard. (TJ Suwanswetr, Thai Community Development Center)

TJ Suwanswetr projects the intersection on a screen and talks about the safety hazard at the intersection of Hollywood and Hobart Blvds, namely hazardous to traffic and pedestrians. Doug state that DOT must conduct a traffic study and that the request must be for a traffic signal.

Motion: Doug moves to approve writing an EHNC letter to Council District 13 and the Department of Transportation to implement additional safety measure in the form of a traffic signal at the intersection of Hollywood Boulevard and North Hobart Boulevard. Eric seconds; unanimous approval.

h. Discussion and possible action regarding creating an official EHNC Accounting Internship Program to assist Treasurer and Corresponding Treasurer. (Alex Holsheimer, Treasurer, District 2 Rep)

Alex states that an accounting assistant is needed; he mentions that he intends to resign in two months and will help train an assistant.

Motion: Doug moves to approve in creating an official EHNC Accounting Internship Program to assist Treasurer and Corresponding Treasurer. Jen. Tell seconds; unanimous approval.

i. Discussion and possible action regarding an application for a Conditional Use Permit (CUP) to allow the sale and dispensing of beer and wine for off-site consumption (Type 21 ABC License) at an existing 24-hour ARCO gas station mini mart located at 1020 N. Vermont Ave. at the intersection of Santa Monica and Vermont. Alcohol sales would be from 8 AM to midnight daily. (Not approved by the Planning and Entitlements Review Committee) (Tabled at February 2012 Meeting.)

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Alex states that Alfredo texted him to table agenda item. David reads Lee Rabuns letter of request to table the discussion. Doug reads letter from Officer Ziegler which states that there are 51 liquor licenses within one square mile of the applicant's business and that it presents a waste of officers' time. David states that applicant should be given an opportunity to make a presentation. Craig states that he does not think that applicant will ever make a presentation (this agenda tabled in February due to applicant not being present).

Motion: Eric motions to table this action item until the next meeting in April. Craig seconds; unanimous approval with one abstention (Alex).

j. Discussion and possible approval of EHNC funding of up to \$2,500 to be applied toward a total matching fund of \$18,000 for the D.O.T. Developmental Grant amounting to \$250,000, such grant being written by the Los Angeles Neighborhood Initiative (LANI); funding not to take place until approval of grant; however, EHNC to write letter to LANI explaining that \$2,500 in matching funds are available as well as stating their approval of the project. (Route 66 Task Force)

Armen summarizes the grant objective, namely, for developmental purposes. If awarded, grant fund to be used for development studies along Santa Monica Blvd. where stakeholder feedback will be requested as to what improvements are needed. Marcel Porrás from CD 13 states that his office has committed the major portion of the matching funds and explains that NC support is important to make application more competitive and to show community support.

Motion: Sam moves to approve EHNC funding of up to \$2,500 to be applied toward a total matching fund of \$18,000 for the D.O.T. Developmental Grant amounting to \$250,000, such grant being written by the Los Angeles Neighborhood Initiative (LANI); funding not to take place until approval of grant; however, EHNC to write letter to LANI explaining that \$2,500 in matching funds are available as well as stating their approval of the project. Eric seconds; unanimous approval.

l. Discussion and possible action regarding alleged fraud by City Mortgage Corp. in foreclosing on properties for 3 months of non-payment when the property owners were instructed by City Mortgage not to make payments during that period. (Planning and Entitlements Review Committee) (Tabled at February 2012 Meeting)

Item struck out**

m. Discussion and possible action regarding revisions to the proposed 5245 Santa Monica Blvd. density bonus mixed-use development immediately adjacent to Kingsley Elementary School at 5241-5247 Santa Monica Blvd. and 5238-5246 Virginia Ave. The lot consists of five parcels; three parcels on Santa Monica Blvd. are zoned C2-1D, with an FAR of 0.5:1. The Virginia parcels are zoned RD1.5-1XL. The current zoning allows a 1-story building on half the lot for the parcels on Santa Monica Blvd. and a 10-unit residential bldg. on Virginia Ave.

The applicant previously proposed a 99,366 sq. ft. mixed-use density project consisting of a five-story, 60-foot-tall building fronting Santa Monica Blvd., and a separate 30-foot-tall residential structure on Virginia Ave. That proposal consisted of 32,272 sq. ft. of commercial/retail on two levels in the Santa Monica Blvd. building, and 49 units (with 10 units reserved for low income) of residential in both structures totaling 67,091 sq. ft., with parking consisting of 192 spaces in a two-level subterranean garage covering the entire project site. That project was withdrawn.

The revised project is a 109,825 sq. ft. mixed-use development consisting of 84 residential units (16 units reserved for low income) and 15,550 sq. ft. of commercial use. The building fronting Santa Monica Blvd. consists of five stories reaching 60 feet in height with 74 apartment units, while the building fronting Virginia Ave. is three stories and contains 10 apartment units and a rooftop pool. Total parking would be 181 spaces.

The applicant is seeking: a density bonus allowing F.A.R averaging across the entire site to permit a 600% increase in the C-2 parcels' Floor Area Ratio (from 0.5 to 3.0); averaging of required open space; averaging of required parking; allowing vehicle access from a commercial zone to a restricted residential zone; a site plan approval; denial of an appeal filed against the project; and certification of the Mitigated

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Negative Declaration. The Board of the East Hollywood Neighborhood Council will consider this project at its March 19 meeting. (Note: The Council voted unanimously at its 2/ 22/ 2011 meeting in opposition to the original project. The NC subsequently voted unanimously at its June 20, 2011 meeting to support neighbors' efforts to seek alternative uses for the parcels). A hearing by the City Planning Commission on the proposed development is tentatively scheduled for April 12 at City Hall. Applicant: Petros Taglyan. (To be Reviewed by Planning and Entitlements Review Committee at their March 17th meeting.)

[Correction to council meeting date: 02/22/2010]

Doug summarizes most current Planning and Entitlements Review Committee (PLEM) meeting. He states that committee asked applicants for streetscape in new design. Committee did not support project because it was incompatible with site planning and the Route 66 project. Committee also opposed the increase in FAR on Santa Monica Blvd. Project will be tallest structure on the Blvd. One solution was to reduce the scale of the project. Committee requested applicants to build something that fit better with the adjacent school; neighbors expressed concerns about construction noise; Doug also mentions issues regarding the use of hydraulics and coring. Project's architect, Steve Albert, gives presentation on the proposed development through use of project renderings. Neighbors are present to comment on project: -a resident expresses concerns on parking, i.e., creation of dust as cars enter/exit the site; also expresses discontent with the project design/height.

-Seta Panossian: passes out petition signatures that oppose the project. She explains that Taglyan allowed employees of Jons Market to park on the site which results in dust due to the entry/exit of cars; she expresses discontent on project's height and indicates that her backyard will overlook the five-story height of the structure. She had requested Taglyan to meet with her and the neighbors but he (Taglyan) never responded.

-Moses (resident): expresses concern with traffic; Virginia Ave. is already a busy street due to the school. He explains that Hobart Blvd. will also experience an increase in traffic due to the large project. The 84 residential units will intensify the traffic situation.

Jennifer Tell inquires about the unit mix of the project and on the current parking situation on Virginia Ave.; Armen responds with the unit mix; Moses indicates that parking status has improved a little due to permit parking. Phil Tate, attorney/representative of applicant, explains that the project could have been larger under the density bonus laws but applicants did not exercise this right. He also states that there will be an increase in density had the site been configured as two parcels. Doug summarizes density bonus issue and states that project will provide largest structure east of the (101) fwy; Santa Monica Blvd. will be widened as a result of future construction of similar-type buildings. Doug requests that the site be accessible from Santa Monica Blvd. for parking access. Armen states that a pro forma was requested from the applicants several times but none was given. He quickly summarizes his preliminary pro forma of the project and questions the viability of the project. David states that the project will set precedence on size and height for future developments. Alex inquires about the affordability index. Tate responds by stating 80% of median income. Sam expresses support for the project. He also states that EHNC board as "killed" many project. He points out to Doug that there are two, tall buildings across from the project site; project will bring a change to the neighborhood and states that board should figure out a way to work something out. Craig comments that the project will create more crime victims. Doug states that neighbors and NC will support a three-story structure on Santa Monica Blvd.

Motion: Eric moves to oppose the project at 5241-5247 Santa Monica Blvd. and 5238-5246 Virginia Ave. with an alternative to support a three-story structure on Santa Monica Blvd. Craig seconds; 7 approve, 2 abstention, 1 opposition.

n. Discussion and possible action regarding re-nomination of Armen Makasjian to the Planning and Entitlements Review Committee in accordance with Committee Guidelines. (Planning and Entitlements Review Committee)

Motion: Maria Yepremian motions to re-nominate Armen Makasjian to the Planning and Entitlements Review Committee in accordance with Committee Guidelines. Maria Draws seconds; unanimous approval with Armen abstaining.

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o. Discussion and possible action regarding re-nomination of David Bell to the Planning and Entitlements Review Committee in accordance with Committee guidelines. (Planning and Entitlements Review Committee)

Motion: Craig moves to re-nominate David Bell (who expressed unwillingness to be on committee) to the Planning and Entitlements Review Committee in accordance with Committee guidelines.

Maria Drews seconds; unanimous approval with David abstaining; 1 opposing (Alex)

p. Discussion and possible action regarding EHNC Position on new LAUSD Board District 5 Redistricted Boundaries (Mark Lewis, LAUSD Redistricting Commissioner; Elson Trinidad, Chair, Youth & Education Committee)

Elson explains that the LAUSD redistricting was a two-month process. Mark Lewis voted against the proposed recommendations. Current map groups East Hollywood with Cudahy, Vernon, Huntington Park.

Motion: Eric moves to oppose new LAUSD Board District 5 Redistricted Boundaries and support 'Plan A' recommended map boundaries (as suggested by MarkLewis). Maria Drews seconds; Unanimous approval.

9. Committee Reports

Maria Drews states that Outreach committee working on T-shirts.

10. New/Old Business

Doug announces city Planning Committee Meeting on the Hollywood Community Plan to take place on March 27, 2012 at 2:00 pm; no moratorium on overheight fences; still waiting for city council action on marijuana dispensaries.

V. Adjournment [10:08 pm]

[voting record of board members maintained on file]