

COMMITTEE MEMBERS:

Kasia Mays, Alternate
George Skarpelos, Voting Stakeholder
Susan Swan, Voting Stakeholder
Rosalind Helfand, Voting Stakeholder
Robert Morrison
Brandi D'Amore
Cesar Cervera, Voting Stakeholder
Jim Van Dusen, Chair



HOLLYWOOD UNITED NEIGHBORHOOD COUNCIL
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COMMITTEE MEETING MINUTES

Planning and Land Use Management (PLUM) Committee

Thursday, October 7, 2021, 6:30 PM

Webinar ID:

1800 N. BRONSON AVENUE, L.A., CA 90028
Second Floor Conference Room

Note: Rosalind Helfand left meeting at 7:30PM

Welcome

6:32 PM start

1. Roll Call

Attending

Jim Van Dusen Cesar Cervera Brandi D'Amore Robert Morrison Rosalind Helfand Susan Swan
George Skarpelos

2. Approval of Minutes

Motion Made: Motion to approve September '21 Minutes

Motion: George Skarpelos **Second:** Brandi D'Amore **Vote:** Yes-6, No-0, Abstain-1, Recused-0, Ineligible-0

Yes

Brandi D'Amore Cesar Cervera George Skarpelos Jim Van Dusen Robert Morrison Rosalind Helfand

Abstain

Susan Swan

3. Public Comment on items not on the Agenda (2 minutes each)

None

4. Discussion and possible motion to recommend action on 6100 Franklin Avenue: Project Description: Existing gas station with service bays. Convert existing service bays to foodmart. Action(s) Requested: Zone Variance to convert the existing service bays to full size foodmart in R3-1.

6100 Franklin Avenue: Project Description:

• **Existing gas station with service bays. Convert existing service bays to foodmart.**

• **Action(s) Requested: Zone Variance to convert the existing service bays to full size foodmart in R3-1.**

There was significant discussion regarding this project. There was some concern regarding Cesar Cervera being able to participate due to potential conflict of interest because he owns a piece of property within 500 feet of the project, and said property is also in the midst of application for change of use to a 7-Eleven. There was discussion regarding whether he should recuse himself. One member believed that because the Committee members are advisory, there is no problem. However, Susan Swan said the Committee should err on the side of "no prejudice". Other input was that it should be up to the City Attorney, who should have the final determination. One member indicated that there is a clear 500-foot rule. There was a conflict on this subject with the Committee members. The final decision was to leave it up to Committee Member Cesar Cervera to decide how he should handle it who opted to stay in the meeting. His choice to not recuse is to be noted in minutes.

David Gadd, president of the Argyle Civic Association voiced concerns of Cesar Cervera not removing himself from the proceedings, and he advised he would be writing the City Attorney.

There was further discussion from the public, including Mr. Ohanes John Nahas (who has owned the station since 1995) and a representative of his, Mr. Ahmad Ghaderi. Committee members asked him various questions regarding the potential project related to construction, changes, the permit, ownership, current zoning, branding, etc.

Susan Swan believed they should get clarification from the City Attorney potentially one other individual in order to present the information at the full Board Meeting.

David Gadd indicates that he is neutral on his support, but wants noted for the record that C. Cervera has not recused himself so he is still technically in the vote.

Missy Kelly, president of the Beachwood Canyon Neighborhood Association, indicates while she understands the project she also indicates the project is not zoned and also has all the same problems as the potential 7-Eleven across the street.

Natalie indicates that she is neutral on the project.

The board members discuss the plan, and B. D'Amore indicates concern with the precedent of permitting a property in a residential zone to be permitted to change to commercial as properties that are grandfathered are not supposed to be enhanced, as well as the issues being the same as the case heard on the other convenience store project.

• **Jim Van Dusen** made a motion to support the expansion with a condition regarding the hours of operation of 5:00 am to 10:00 pm, with no beer/wine (no alcohol).

• **The motion** was seconded by **George Skarpelos**.

• **All in favor** - 4

• **Abstentions** – 1 **Brandi D'Amore**

• **Opposed** - 0

• **Note** - at this point in the meeting **Rosalind Helfand** had already left for another meeting.

Brandi D'Amore advised participants to attend the full Board Meeting on Monday, and stated that an agenda will be published the next day, Friday 10-08-21.

Motion Made: Motion to recommend action on 6100 Franklin Avenue: **Project Description:** Existing gas station with service bays. Convert existing service bays to foodmart. **Action(s) Requested:** Zone Variance to convert the existing service bays to full size foodmart in R3-1 with additional conditions regarding the hours of operation of 5:00 am to 10:00 pm, with no beer/wine (no alcohol).

Motion: Jim Van Dusen

Second: George Skarpelos

Vote: Yes-4, No-0, Abstain-1, Recused-0, Ineligible-0

Yes

George Skarpelos

Jim Van Dusen

Robert Morrison

Susan Swan

Abstain

Brandi D'Amore

5. Discussion and possible recommendation to Full Board for an official letter to appropriate parties including but not limited to LA Building and Safety, Council District 4 Planning, etc. on behalf of 1950 Tamarind Ave., an RSO property, to expedite an investigation into potential illegal homeshare operation created or supported by the property's management.

Requester of the agenda item has asked to remove this at this time after choosing to pursue to with Council District 4 directly.

6. Continuation of discussion to determine Mission Statement utilizing but not limited to Article V Section 11 Outreach by HUNC Bylaws to fulfill the yearly HUNC Standing rule.

- A) Suggestion and vote for when, how and where to engage in outreach for PLUM.

See discussion of bullet points and Mission Statement as the method is included in the bulletin points

- B) Discussion and vote on 3-5 bullet point goals for Committee that will be shared at retreat

A. Suggestions for when, how and where to engage in outreach for PLUM.

B. Discussion and vote on 3-5 bullet point goals for Committee that will be shared at retreat

• **After some discussion, Robert Morrison gave input for the Mission Statement and Bullet-Point Goals for the Committee: These need specific input from Robert for accuracy because of no audio.**

Mission Statement PLUM considers our role to facilitate open discussion of PLUM issues for all stakeholders' concerns for all parties in our community.

Bullet Points –

Educate Stakeholders with materials

Target with Social Media Polls and/or survey Stake Holders

Provide platform to elevate community initiated issues regarding planning use

Target Stakeholders for

Facilitate Open Discussion

There was a discussion and internal agreement on the Mission Statement and Bullet Points for the Committee that will be shared at the retreat.

Motion Made: Vote on Mission Statement and 3-5 bullet point goals for Committee that will be shared at retreat

Motion: Robert Morrison

Second: Brandi D'Amore

Vote: Yes-5, No-0, Abstain-0, Recused-0, Ineligible-0

Yes

Brandi D'Amore

George Skarpelos

Jim Van Dusen

Robert Morrison

Susan Swan

7. Committee Member announcements on items not on the Agenda

- **Brandi D'Amore PLUM may need to review the new LA County Ford Hiking Trail as the trail is different than what was initially discussed**
- **Robert Morrison – Complete PLUM d training today**
- **Robert Morrison and Jim Van Dusen – Need to complete Anti-Bias training**

8. Old/Ongoing Business

- **Jim Van Dusen – commented n 1857 Taft application of request for conversion of duplex to a single family house He was able to obtain a copy of the determination, with notable item of the Zoning Administrator indicating consideration to the possibility of RSO housing conversion in this process Brandi D'Amore comments that it should be interesting to see if under the SB laws of no more single-family housing if the conversion will be able to go through**

9. New/Future Business

- **May be hearing from The Oaks re a potentially problematic party house. The Oaks Board isn't providing much assistance because of the relationship.**

Adjournment at 8:34 PM

Reconsideration: The Board may reconsider and amend its action on items listed on the agenda if that reconsideration takes place before the end of the meeting at which it was considered or at the next regular meeting. The Board, on either of these two days, shall: (1) Make a Motion for Reconsideration and, if approved, (2) hear the matter and take an action. If the motion to reconsider an action is to be scheduled at the next meeting following the original action, then two items shall be placed on the agenda for that meeting: (1) A Motion for Reconsideration on the described matter and (2) a [Proposed] action should the motion to reconsider be approved. A Motion for Reconsideration can only be made by a Board member who has previously voted on the prevailing side of the original action taken. If a Motion for Reconsideration is not made on the date the action was taken, then a Board member on the prevailing side of the action must submit a memorandum to the Recording Secretary identifying the matter to be reconsidered and a brief description of the reason(s) for requesting reconsideration at the next regular meeting. The aforesaid shall all be in compliance with the Ralph M. Brown Act.