

**Neighborhood Council Valley Village  
Board Meeting  
5-24-06**

**Approved July 12, 2006 11-0-0**

**Agenda Item 1 – Call to Order, Roll Call, Agenda Distribution and Welcoming Remarks.** The meeting was called to order by Peter Sanchez at 6:39 pm.

Mr. Sanchez welcomed those in attendance. He provided an explanation of the Neighborhood Council process and the history of Neighborhood Council Valley Village to the audience. Mr. Sanchez asked that any who wished to speak should complete a speaker's card. It was noted that the meeting would be conducted under Roberts Rules of Order and within the guidelines of The Brown Act.

The roll was called. Board members present were: Mr. Tony Braswell (residential renter), Dr. Alan Brody (residential homeowner), Mr. Fritz Friedman (business), Mr. Yoni Kahn-Rose (residential renter), Mr. Ben Lautman (business), Ms. Vanessa Lopez (Student), Ms. Harriet Newton (faith based), Mr. Greg O'Connor (education), Ms. Breice Reiner (community service), Mr. Peter Sanchez (residential homeowner), Mr. Bill Santoro (residential homeowner), Mr. Paul Wiener (residential renter). Absent were Ms. Ginny Hatfield (senior based organization), Mr. Paul Hatfield (at-large), Mr. Stuart Simen (business).

The Posting Roll was called – posting requirements for the meeting were.

**Agenda Item 2 – Approval of April Minutes.** *Mr. Santoro motioned to approve the April Minutes, Dr. Brody seconded the motion. **The motion was approved 10-0-0.***

**Agenda Item 3 – President's Comments, Introduction of Guests.** There were no comments from the President.

**Agenda Item 4 – Public Comment.** Donnel Poppe, 5075 Westpark, spoke regarding two lots at 12534 Otsego, and spoke in favor of the approved changes for the property. (architectural plans attached). The proposed use would allow a second dwelling. Presented petitions from community members supporting the project. Mr. Lautman asked how many petitions were submitted? 64. Were there any opposed? 1. What is the garage connected to? A guest house. What is the current zoning? R1. Is the owner intending any other construction? No.

Mr. Friedman asked if, among those signing the petition in favor of the project, were any of these persons directly adjacent to the property? Yes. The person opposed? Lives behind the property.

Mr. O'Connor asked if there is a permit for construction? Yes. What are you looking for from NCVV? Endorsement of the project. Mr. Sanchez reminded the Board that the issue must be agendaized for a vote. He referred the matter to Planning and Land Use.

Abbe Land, candidate for 42<sup>nd</sup> District Representative, addressed the Board. She has been a 20 year member of the West Hollywood City Council and former Mayor of West Hollywood. She reviewed her positions on issues and asked the Board for their support.

Mary Preston, 4819 Agnes Avenue, reminded the Board of her previously mentioned concerns related to traffic as a result of the Stevens Nursery sale. She reiterated her concerns about traffic, and also mentioned concerns about sale of apartment buildings to permanent housing development. She stated that in her triplex the rents are increasing 4% in July. City Hall is not being fair to renters.

Chuck Tennin, 11927 Magnolia Boulevard. Directed comments specifically to the Board President. The sale and demolition of apartment buildings on Magnolia is a catastrophe. In the opinion of Mr. Tennin the issues could have been addressed in a tie vote, and it was sent back to the committee by the Board President. He believed the vote sent a message to the community that the Board does not care about the renters. Mr. Sanchez thanked Mr. Tennin for his passion on the issue, and assured him that although the individual Board members and members of the community may not always agree on issues, there is a shared passion.

**Agenda Item 5 – Budget Presentation.** The budget was presented to the Board prior to the Board meeting. Mr. Hatfield submitted, through Mr. Sanchez, a resolution to adopt the budget. The motion read: *NCVV approves the 2007 budget for \$107,600. This assumes an estimated \$67,600 remaining balance at the end of fiscal year 2006. The final approved amount could change to the extent that the actual remaining balance differs from the estimated remaining balance. The Treasurer will report what that change is, if any, by the first Council meeting of fiscal year 2007. Any adjustment will be added or subtracted from the Board Discretionary Fund.*

Mr. Santoro asked if approval of this motion locks the Board into the specific line items? No. ***The motion was approved 10-0-0.***

Mr. Friedman mentioned that the ad hoc committee reviewing bylaws suggested that the website be improved, and this could be accomplished by paying a webmaster to host. Mr. Sanchez stated that it should be reviewed, and he is currently speaking with the volunteer webmaster as well. It was discussed that there may be some limitations to paying a contract relationship with a vendor. Mr. Lautman stated he wanted to make a listing of projects that could be beneficial to the community. Mr. Sanchez asked that that list be sent to Mr. Wiener.

Mr. Sanchez was asked if the budget could be used to buy more microphones for the meeting. Yes.

**Agenda Item 6 – Waste Management Presentation/Bradley Landfill.** Postponed.

**Agenda Item 7 – Colfax School World Fair Sponsorship.** Ms. Beth Heinz presented a request (attached) for NCVV to be a sponsor of the Colfax School World Fair. The request was for \$2,000 and volunteers for a booth. *A motion was made by Mr. Braswell, and seconded by Dr. Brody, to approve \$2,000 to sponsor the school fair. The motion was approved 10-0-1.*

**Agenda Item 8 – Neighborhood Congress.** Mr. Sanchez reminded the Board of the June 17 Congress of Neighborhoods at the Convention Center. He also reminded the Board that Dr. Brody has been serving as the NCVV representative to the Neighborhood Congress. Mr. Friedman asked that feedback be given to the city to advise that Saturday meetings conflict with the Jewish Sabbath. Mr. Sanchez agreed to pass that along.

**Agenda Item 9 – Committee Reports – Elections.** Mr. Braswell presented for Ms. Hatfield. The Elections Procedures and Election Calendar were reviewed with the Board. Mr. Braswell noted that the ad hoc committee reviewing the bylaws had agreed on two specific clarifications in the procedures (one vote per stakeholder, and any Board member must be a stakeholder) and or considering others. These suggestions were incorporated.

The procedures and calendar came forward as one motion. *The motion to approve the Election Procedures and Calendar was approved 11-0-0.*

Mr. Sanchez reviewed the decision related to the sole candidate for the open seat representing the cultural community. He explained that the founding intent of the seat was to incorporate the arts of the community into NCVV Board business by requiring that the person holding the seat have an arts affiliation. It was the opinion of the election committee that, based on the information submitted by the candidate, that there was not a clear connection to the arts community. The candidate would be a good representative for education and for faith based seats. Mr. Sanchez felt that given the pending election, and the bylaws guidelines regarding an open seat within 120 days of the election, it would be best to hold the seat open until October.

Mr. Lautman stated that the person who applied for the seat is very qualified to hold the seat and represent the arts community. Mr. Sanchez reminded the Board that the person previously in the seat did not actually represent the arts community. The Board would continue to seek qualified candidates for all seats that are eligible as intended in the founding bylaws of NCVV.

Mr. Lautman asked if there would be definitive guidelines for that and all seats related to representation of specific segments of the community. Mr. Sanchez asked the Elections Committee to prepare such guidelines.

**Agenda Item 9 – Committee Reports – Short Term Projects.** Mr. Wiener asked for those interested in working on Short Term Projects such as Neighborhood Night Out please contact him to be added to the committee. He explained to the stakeholders in

attendance that the committee works on projects that can be accomplished in one year or less.

**Agenda Item 9 – Committee Reports - Long Term Projects.** Mr. Friedman does not have a date yet set for the June meeting. He has been in contact with Councilman Weiss' office related to the committees work on paving on Whitsett, crosswalks, and the intersection at Bluebell and Chandler.

**Agenda Item 9 – Committee Reports – Outreach.** Ms. Reiner conveyed that her committee is finally getting feedback from Councilwoman Greuel's office related to the Gateway sign. Her discretionary funds have been approved and the sign project can now move forward. \$7,000 will be allocated from the city to the sign. NCVV will match the funds to complete the project. Now that approval is in place, Street Services can place the project on their worklist and construction should begin within 6 months.

NCVV will co-sponsor the 4<sup>th</sup> of July Parade with Valley Village Homeowners Association. The committee is currently looking for a band to march in the parade.

The Outreach Committee is also establishing a speaker's bureau to help reach out to Valley Village stakeholders. Also seeking more committee members. The meetings are the second Tuesday of every month.

**Agenda Item 9 – Committee Reports – Planning and Land Use.** Mr. O'Connor informed the Board that a vacancy on the committee was filled at the last meeting. Mr. Dave Gruener was added to the committee.

Two motions were brought to the Board. *The California Home Builders Association has proposed a project at 12534 Otsego, a 5 lot subdivision of the current property. PLU approved the project for full Board approval.*

The project was presented to the Board.

Public Comment. Mr. Fernando Shahbaznia, 12550 Addison Street, spoke against the project. He stated that he is not opposed to development or growth, but between Whitsett and Bellair there are 6 other projects and they are (together) changing the neighborhood for worse. Others feel the same way he does.

Mr. Charlie Westfall, 12554 Otsego, stated his opposition to the project. He lives on the west side of the project. This impacts his home, with 5 homes soon to be looking into his yard. If this is approved he will sell his home to a developer. If everyone does this Valley Village will change forever. There are concerns about safety, traffic, draining of water, and access. He is not proposing they not make money, he just wants to accommodate growth while considering the quality of the existing neighborhood.

Ms. Laurie Dinkin stated that the VVHA was never told there was opposition to the project; and since their meeting they have received the petition from 90+ persons.

Mr. Gene Kazan, 12535 Hesby, stated his backyard spans the property. He said no one knew about the PLU meeting. The area is very pedestrian friendly and this development will be a danger to people who live in the area, and add to the congestion of traffic. It's a very narrow street and added traffic will not be helpful.

Mr. Bob George, 5060 Bellair, lives on the corner of Bellair and Otsego. He walks by the property every day. He is offended when he heard a developer was coming into the neighborhood and turn one lot into five. Every lot on the street is a single home, and a lot divided for five homes will take away from the character of the street.

Mr. O'Connor commented that the PLU Committee voted on the issue based on the information presented at the time. There was no opposition at the PLU meeting.

Mr. Friedman stated that although he is not a member of PLU, he was at the meeting and the presenter for California Home Builders stated that the average lot size of the five homes would be 7400 square feet. Mr. O'Connor agreed, and mentioned that the lot size on the plans submitted was misleading, that the requirement of square footage has been met.

Dr. Brody stated that he lives on Otsego and walks the area on his way to work. The comprehensive impact of this project, condos on Whitsett, and other projects is damaging the neighborhood.

Mr. Braswell asked if the project adheres to the Specific Plan? Yes. Mr. Lautman stated that it is important to discern if any the developer is within their legal rights to develop the property. He is a quandary considering the data presented and understands that the Board has a responsibility to represent the community at large.

Mr. O'Connor said that the actual lot size is 29,420 square feet, and that the minimal lot size would be 600 square foot. He said the developer has asked for feedback but didn't get it.

***The motion related to 12534 Otsego was defeated 0-6-3.***

Mr. O'Connor presented the second motion from PLU, recommending that NCVV take a position on the issue of single family development, also known as mansionization. The motion was: *NCVV recommends that the issue of single family homes presents and issue the needs to be addressed by NCVV PLU.* Mr. O'Connor said the motion represented the committee's desire to develop guidelines on the issue. Mr. Sanchez asked if there were any plan behind the motion? Not at this time. It was agreed by the Board that the issue should be sent back to PLU for further discussion ***The motion failed 0-5-4.***

Mr. Sanchez paused the meeting to introduce Mike Feuer, candidate for 42<sup>nd</sup> District General Assembly. Mr. Feuer presented his position on issues and asked the Board for their support.

The third motion from PLU was presented: *NCVV PLU recommends the Board send a letter to Wendy Greuel, Jack Weiss and Gail Goldberg that the amendments to the Valley Village Specific Plan issued in 1999 be made one of the highest priorities for the Planning Department program for Community Planning.*

There was extensive discussion regarding the amendments, and if they should be considered individually at the Board level. It was commented that the amendments had already been submitted, and that the motion applies to those amendments and are not presented to the Board for discussion.

Mr. Friedman asked if the PLU heard the specific amendments at their meeting. Mr. O'Connor checked his notes and replied yes. Mr. Friedman expressed his concern that the Homeowners Association is "doing an end run to push through amendments to the Specific Plan that define mansionization." Mr. Sanchez asked Mr. O'Connor to read the amendments. Mr. Sanchez asked that the amendment submitted be made available to the Board. Mr. Friedman stated that this sounds like an HPOZ (Historic Preservation Overlay Zone). He noted that the Board is guilty of posting "pole signs" on Laurel Canyon, a violation of the proposed amendments to the specific plan. NCVV should be proud of the signs. Why is there a ban on universities? The Board potentially looks bad if it gets behind a list like this.

(Mr. Friedman submitted comments to amend the bylaws in this section, that seem to conflict with the taped recording. Mr. Friedman's comments are attached).

Mr. Lautman stated that he felt the last thing we need is another level of bureaucracy for how you can paint your house.

Mr. Marc Woerschling, 12726 Chandler Boulevard, spoke in favor of the motion, stating that the Planning Department had been delinquent in considering and approving the amendments, and that the motion was intended to move the process forward. He reminded the Board that this is just the beginning of the process, and that there will be continued discussion on specifics of the amendments. All we are asking for is endorsement of the process that was begun over 6 years ago. The specifics will be discussed later.

***The motion was approved 4-3-0.*** Mr. Sanchez will work with Mr. O'Connor to write the letter.

**Agenda Item 10 – Weekend Parking of Large Vehicles.** Mr. Kahn-Rose stated he had already received his answers on the issue.

**Agenda Item 11 – Liaison Reports and Material Distribution.** Mr. Sanchez distributed materials to appropriate Board members.

**Agenda Item 12 – Other Items.** Mr. Sanchez explained the 912 Commission, and reviewed the process of selection 29 representatives to serve in this new body. NCVV will be sending representatives to the planning process to represent our interests; Ms. Reiner and Mr. Sanchez agreed to represent NCVV.

**Agenda Item 13 – Future Agenda Items.** Cable Television contracts – Mr. Lautman agreed to represent NCVV.

**Agenda Item 14 – Public Comment.** There were no additional public comments.

**Agenda Item 15 – President’s Closing Comments.** Mr. Sanchez had no further comment.

The meeting was adjourned at 9:04.