

CITY OF LOS ANGELES, CALIFORNIA

Tony Braswell, President
Ginny Hatfield, Vice-President
Steven Stokes, Treasurer
Dale Liebowitz-Neglia, Secretary
Daryl Baskin
Daniel Brady
Richard Davies
Alice Hart
Sandy Hubbard
Suzanne Lewis
Richard Poole
Paulette Stokes
Charles Sulahian
Jeff Walker
Marc Woersching
Alex Rostad, Student Representative



NEIGHBORHOOD COUNCIL
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Minutes of the NEIGHBORHOOD COUNCIL VALLEY VILLAGE (NCVV) GENERAL BOARD MEETING

Wednesday, November 18, 2015

Faith Presbyterian Church – 5000 Colfax Ave., Valley Village, CA 91601

NCVV (and all other) Meeting Minutes are a summary; Minutes were not, are not and are never meant to be an exact, verbatim, word-for-word transcript or comprehensive record of what was said at a Meeting. Exceptions: Motion(s) (included as stated at the Meeting, or, if not stated, as written on the Agenda); quotes (words that have quotation marks (“ ”) at the beginning and ending of a word or words); and Agenda wording copied into the Minutes.

1. **Call to Order, Roll Call, Agenda Distribution** – Mr. Braswell

President Tony Braswell introduced himself and called the Meeting to order at 6:35 p.m. Roll Call was taken. Nine of the 15 Board Members and the Student Representative (Alex Rostad) were present at the Roll Call, including three Executive Committee Members: Tony Braswell, President; Ginny Hatfield, Vice-President; Dale Liebowitz-Neglia, Secretary; Daryl Baskin; Richard Davies; Alice Hart; Suzanne Lewis; Richard Poole; and Jeff Walker. Four Board Members arrived later: Daniel Brady; Paulette Stokes; Steven Stokes, Treasurer; and Marc Woersching. Two Board Members were absent: Sandy Hubbard (excused) and Charles Sulahian (***[TB/GH CONFIRM: __ WAS CHARLES excused?]***). The NCVV quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is eight including at least three Executive Committee Members (see <http://69.89.31.152/~myvalle7/wp-content/uploads/2014/07/NCVV-Bylaws.pdf>), so the Board could take such votes. All 15 of the 15 Board Seats were filled (by election). No Board Seats were vacant. [Note: at the April 7, 2016 Election, seven Seats will be available: one (1) Education Based Seat; one (1) At Large Seat “B”; one (1) Business Seat “B”; two (2) Homeowner Seats “B”; and two (2) Residential Renter Seats “B.”] Also attending: 17 Stakeholders and Guests. Mr. Poole led a moment of silence for the Paris attack victims.

Board Members Paulette Stokes and Marc Woerschling arrived at this time, making 11 Board (including at least three Executive Committee) Members present (the NCVV quorum is nine including at least three Executive Committee Members).

2. Approval of October 2015 Minutes.

MOTION (by Ms. Liebowitz-Neglia, seconded by Mr. Poole): Neighborhood Council Valley Village approves the Minutes of its October 28, 2015 General Board Meeting as written.

MOTION PASSED by a hand vote with no opposition.

3. Public Comment on Agenda Items.

Stakeholder Bob Rosenbloom wanted help preserving affordable housing.

Board Member Steven Stokes arrived at this time, making 12 Board (including at least three Executive Committee) Members present (the NCVV quorum is nine including at least three Executive Committee Members).

Mr. Rosenbloom also wanted help opposing housing demolitions. Mr. Braswell believed the DWP turf replacement program was “on hold” because the funds were depleted; if the program is renewed, information will be put on the NCVV website.

Courtney Hamilton, Field Deputy for L.A. City District Two Councilman Paul Krekorian (818-352-3287; Courtney.Hamilton@LACity.org; <http://CD2.LACity.org>), reported that currently she is working part-time; if help is needed call Patrick at their Office. There will be a Holiday Food and Toy Drive December 17th at Oasis Christian Church; bring a wrapped toy and canned food. Winter shelters were requested starting November 1st “at least to the Spring.” She noted that many homeless people are “not willing to accept our help.” Encampment cleanups will be two days per month. The City is considering making public and private lots available for temporary housing, including people’s vehicles. She encouraged contacting her before contacting LAHSA (L.A. Homeless Services Authority) [LAHSA@NationBuilder.com; <http://lahsa.org>] about homeless people and long-term parking issues.

4. National Giving Tuesday – Lisa Adler

Lisa Adler, of Colfax Charter Elementary School, encouraged donations. They will have a December 1st bake sale at their Addison St. entrance.

5. Executive Committee Report – Ms. Hatfield

[*This Agenda Item was addressed after Item #8.*] Ms. Hatfield reported that City Council President Herb Wesson spoke at VANC [Valley Alliance of Neighborhood Councils].

6. Finance Report – Mr. Stokes

Motion: approve October 2015 financial report.

Mr. Stokes distributed copies of and reviewed the October Monthly Expenditure Report (MER). He described October expenses of \$1,753.42; the balance was \$27,125.70.

FUNDING MOTION (by the Finance Committee): Neighborhood Council Valley Village approves its October 2015 financial report.

FUNDING MOTION PASSED unanimously by a roll call vote of the 12 eligible voters present with all 12 in favor (“Yes” or “Aye”) (Baskin, Braswell, Davies, Hart, Hatfield, Lewis, Liebowitz-Neglia, Poole, Paulette Stokes, Steven Stokes, Walker and Woersching); zero opposed; zero abstained.

Mr. Braswell said “we’re completely in compliance” and funding is available.

7. **Department of Public Works Commissioner** -- Joel Jacinto
L.A. City Board of Public Works Commissioner Joel Jacinto introduced himself. He is their liaison to the Bureau of Engineering, which works on bridge underpasses such as at Colfax and the 170 Freeway. Mr. Braswell reported that murals there were defaced and painted over. He would like “graffiti-resistant” paint applied for a mural “or any other artistic achievement.” Mr. Jacinto agreed to “take that up as a project.”
8. **Hollywood Interfaith Food Pantry** – Luis Oliart, Director
Mr. Oliart explained that many faith-based organizations and businesses are involved. He described their programs including education and emergency food provision. He estimated that “about 25% aren’t willing” to accept help.
9. **Light Up Valley Village 2015** – Suzanne Lewis
The Halloween event was “great.” She attended the Orange [bus] Line 10th Anniversary celebration. Light Up Valley Village will be Saturday, December 5th, 4 - 6 p.m. at Riverside and Laurel Canyon by Starbucks. The trolley will be decorated at 3 p.m. at Riverside and Agnes. She and Mr. Braswell urged more Board Members to help contact businesses about installing holiday lights.
10. **Committee Reports**
City Services – Mr. Walker.
Mr. Walker reported that the CERT (Community Emergency Response Team) (818-756-9674; www.cert-la.com, lafdcert@LACity.org) event probably will be Saturday, January 30th. Already 22 people expressed interest.

Communications – Mr. Brady.

Mr. Brady was not present; no report or Motion was made or vote taken.

Elections and Bylaws – Ms. Hatfield.

Ms. Hatfield reported that Election applications will be accepted December 24-27 and that “seven Seats are going to be up for election . . . the Election is going to be April 7” 2016. The Seats are one (1) Education Based Seat; one (1) At Large Seat “B”; one (1) Business Seat “B”; two (2) Homeowner Seats “B”; and two (2) Residential Renter Seats “B.” Contact her for information. Mr. Stokes noted that the new NCVV Bylaws are posted on the website [see <http://www.myvalleyvillage.com/wp-content/uploads/2014/07/NCVV-Approved-Bylaws-090115SS-2.pdf>].

Planning and Land Use – Ms. Liebowitz-Neglia.

Ms. Liebowitz-Neglia explained that the City Council is considering the four below Motions. She said “we are losing more affordable units than we are gaining.” According to State 46th District Assemblymember Adrin Nazarian (818-376-4246; <http://asmdc.org/members/a46>), per Assembly Bill 2222, developers must replace units “one-for-one” including affordable units in each project. Ms. Liebowitz-Neglia said developers have “Ellised . . . out tenants.” She is requesting approvals of the below Motions to stabilize the community. She said that, regarding the number of affordable housing units, due to Senate Bill 1818, “generally, we lose much more than we gain.” Mr. Braswell added that the four below Motions “together . . . make one effort to provide more affordable housing.”

Board Member Daniel Brady arrived at this time, making 13 Board (including at least three Executive Committee) Members present (the NCVV quorum is nine including at least three Executive Committee Members).

Motion to support Council file 15-0728.

[TB/DL-N CLARIFY: STU BELIEVES THIS WAS PRESENTED AS 4 MOTIONS; I BELIEVE IT WAS PRESENTED AS ONE MOTION, AS SHOWN BELOW. ___]

MOTION (by the Planning and Land Use Committee): Neighborhood Council Valley Village supports City Council File #15-0728

that the Department of Housing and Community Investment, the Department of City

Planning, the Department of Building and Safety and the Chief Legislative Analyst study the issues enumerated below, along with any other issues they deem pertinent to preserving the City's rent-controlled housing stock, and report back to the Council with recommendations within 120 days:

1. An annual cap on demolitions of RSO units based on an appropriate percentage of the overall RSO housing stock;
2. Withholding the issuance of demolition permits for RSO units until all discretionary and ministerial permits for new construction on the property are formally issued;
3. Adapting the concept of AB 2222, which calls for density bonus projects to replace pre-existing affordable units on a one-to-one basis, for City use, including its use for such projects that seek zone changes, receive government subsidies or remove RSO or other affordable units, and mandate on-site replacement;
4. Reviewing the impact the Small-Lot Subdivision ordinance is having on RSO units when they are replaced by multiple single-family homes that subsequently are renter-occupied, and identifying mechanisms to preserve RSO status or other affordability, minimizing use of the ordinance to evade Ellis Act re-use restrictions.

MOTION PASSED unanimously by a hand vote.

Motion to support Council file 15-0600-S36.

Ms. Liebowitz-Neglia read aloud the Motion regarding demolitions. She noted that developers must have Permits to rebuild before they do demolitions. She and Mr. Braswell noted that this Motion was discussed by the Committee. She observed that developers routinely replace demolished units with many more units, a small number of which are "affordable." There was extensive discussion about the affordable housing issue and possible effects of the legislation.

There was a **CALL FOR THE QUESTION**; there was no opposition.

MOTION (by the Planning and Land Use Committee): Neighborhood Council Valley Village supports City Council File #15-0600-S36.

MOTION PASSED unanimously by a hand vote.

[TB/DL-N CLARIFY: __ WAS 15-0600 SUPPORTED (AS ABOVE) POSTPONED OR TABLED (AS BELOW)?]

Mr. Braswell recommended and it was agreed to **[TB/DL-N CLARIFY: __ WHICH ONE, OR WAS IT SUPPORTED?] POSTPONE / TABLE** this Item. No Motion was made or vote taken.

Motion to support Council file 14-0268-S4.

MOTION (by the Planning and Land Use Committee): Neighborhood Council Valley Village supports City Council File #14-0268-S4

that the Department of Housing and Community Investment review the Rent Stabilization Ordinance and how the City regulates implementation of the Ellis Act and report back to the City Council with findings and recommendations within 120 days; and

that this review should include, but should not be limited to, potential technical amendments responding to changes in state law, changes mandated by case law, and market conditions, as well as fees, rents, and amendments to state law the Council might want to pursue.

MOTION PASSED unanimously by a hand vote.

Motion to support Council file 14-0628-S5.

Ms. Liebowitz-Neglia read aloud the Motion regarding returning units to the market.

MOTION (by the Planning and Land Use Committee): Neighborhood Council Valley Village supports City Council File #14-0628-S5

that the City Council instruct the Housing and Community Investment Department (HCID), in conjunction with the Department of Building and Safety (LADBS), and the Planning Department develop a process to require a clearance from HCID for building permits for major construction, alteration, and addition to, or demolition of properties subject to the Rent Stabilization Ordinance.

and

that the HCID, in conjunction with the LADBS and Planning Department, be instructed to report on the inventory of RSO units removed through the Ellis process, and additional recommendations to strengthen enforcement, maximize preservation of the rent-stabilized housing stock, and eliminate any other "loopholes" that result in the loss of rent-stabilized units or denial of tenant protections under the Ellis provisions of the RSO.

MOTION to CALL FOR THE QUESTION (by Mr. Braswell); there was no opposition.

MOTION PASSED by a hand vote with one opposed (Walker).

Ms. Liebowitz-Neglia read aloud ____

[TB/DL-N CLARIFY: ____ WHICH WAS THE BELOW MOTION?]

MOTION (by the Planning and Land Use Committee): Neighborhood Council Valley Village ____

DISCUSSION: Ms. L-N reported that there was a 300% increase in Ellised units from 2013 to 2014.

MOTION to CALL FOR THE QUESTION (by Mr. Braswell); there was no opposition.

MOTION PASSED unanimously by a hand vote.

Mr. Braswell will send information to Board Members.

Ms. Liebowitz-Neglia read aloud **[TB/DL-N CLARIFY: ____ WHERE DOES THIS**

GO?] ___ and explained the usefulness of and how to preserve trees. Mr. Braswell clarified that this is only regarding trees that affect sidewalks. He requested and it was agreed to POSTPONE this Item; a draft letter will be presented at the December Board Meeting.

Mr. Braswell requested and it was agreed to POSTPONE this Item to the December Board Meeting.

Ms. Hatfield reported that the City is “taking action” on the BMO [Baseline Mansionization Ordinance]. Also, there is a four-story SB1818 project on the west side of Vantage just north of Magnolia, one block west of Laurel Canyon; Mr. Braswell said it is by right.

Mr. Woerschling presented a Valley Village parcel map with “opportunities for down-planning and downsizing.” He explained that this would be “not considered a taking” because homeowners still would have “reasonable use of their property.” He noted that the Community Plan could allow “redevelopment up to R-3.” Ms. Liebowitz-Neglia noted that some zoning designations have changed over time and that the height limit could be as much as 48 feet if a project is under SB1818. Mr. Braswell reminded that each project would have public hearings. There was very extensive discussion of where best to advise implementation of the actions.

Events & Outreach – Ms. Lewis.
See above Item #9.

Valley Village Vision Task Force – Ms. Hubbard.
Ms. Hubbard was not present; no report or Motion was made or vote taken.

11. Public Comment.

Steven Butcher, Field Representative for State 46th District Assemblymember Adrin Nazarian (818-376-4246; Steven.Butcher@asm.ca.gov; <http://asmdc.org/members/a46>), announced a December 9th Open House.

12. Future Agenda Items, Closing Comments - Mr. Braswell

The Meeting was **ADJOURNED** at 8:51 p.m.

Minutes written by DL, possibly edited by NCVV. *The first paragraph of some Items, Motions/Resolutions and other wording may have been directly copied from the Agenda.* The NCVV Minutes page is <http://www.myvalleyvillage.com/agendas-minutes>.