



NORTH HILLS WEST NEIGHBORHOOD COUNCIL
General Board Meeting Minutes Thursday, November 17, 2016
New Horizons, 15725 Parthenia St., North Hills CA 91343

NHWNC (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. Welcome and Pledge of Allegiance.

President Dan Gibson called the Meeting to order at 7:15 p.m. The Pledge of Allegiance was said.

2. Roll Call and announcement of Quorum and Voting Eligibility.

Roll Call was taken by the Secretary. Twelve of the 13 Board Members were present at the Roll Call: Dan Gibson (President), David Phelps (Vice-President), Dave Brown (Secretary), Jay Beeber, Garry Fordyce, Punam Gohel, Carol Hart, David Hyman, Sam Kwasman, Antonino Lovato, Madlina Minassian and Kreshell Ramey. Armando Diaz (Treasurer) was absent (excused). The NHWNC quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is seven (see <https://lacity.quickbase.com/db/bj3apxsp3?a=q&qid=32&qskip=0&qrppg=1000&dlt=su46~>), so the Board could take such votes. Mr. Brown reported that all Board Members were eligible to vote. All 13 Board Seats were filled (by election or appointment). No Board Seats were vacant. Also attended: approximately 41 Stakeholders and guests.

3. Announcements and Comments - President.

Mr. Gibson commented.

4. Discussion and possible action to approve the NHWNC October 20, 2016 General Board Meeting Minutes.

MOTION (by Mr. Gibson, seconded by Ms. Hart): The North Hills West Neighborhood Council approves the Minutes of its October 20, 2016 General Board Meeting as written.

MOTION PASSED unanimously.

5. Public agency speakers and announcements.

Julio Anleu, Field Deputy for LAUSD Board Member Monica Ratliff (ofc. 818-241-6388; cell 818-935-7049; Julio.Anleu@lausd.net; http://Ratliff.LASchoolBoard.org), reported. Erich King, Public Safety Deputy for L.A. City District 12 Councilman Mitch Englander (818-882-1212; Erich.King@LACity.org; http://CD12.LACity.org), reported. Melvin Canas, Neighborhood Empowerment Analyst, DONE, (818-374-9953; cell 323-972-7782; Melvin.Canas@LACity.org; www.EmpowerLA.org), encouraged participating in the Civic University at Cal. State L.A. Also, more Board Member trainings will be held in late January. Mr. Fordyce introduced the Monroe High School Homecoming King and Queen, noting their academic achievements.

6. General Public Comment

Stakeholder Mary Armenteros distributed copies of materials to be sent from the NHWNC to Stakeholders inviting them to Board Meetings. Jane Fowler of Save Porter Ranch requested support for closing the Aliso Canyon gas facility.

7. Presentation by Joe Federico, TNR Training & Admissions Support Volunteer, to discuss the Trap, Neuter, and Release program provided free to the Community.

Mr. Gibson announced and it was agreed after the Roll Call that this Item would be Tabled because the presenter was not able to attend.

8. Discussion and possible action to [see the below Motion].

MOTION (by Mr. Gibson, seconded by Mr. Hyman): The North Hills West Neighborhood Council appoints Board Member Kreshell Ramey as NHWNC Homeless Liaison.

DISCUSSION: Mr. Gibson read aloud the Liaison responsibilities. Stakeholder Peggy Burgess opposed the appointment, saying regarding homeless people that “we want them gone . . . they don’t want homes.” Mr. Fordyce described a homeless person on a bus bench. Ms. Ramey said “those people need to be directed in the right place . . . this is not a handout.” Board Members thanked Ms. Ramey for stepping up. Mr. Phelps added that “we need a voice for this issue.”

MOTION to CALL FOR THE QUESTION (by Mr. Gibson); no opposition.

MOTION PASSED unanimously.

9. Discussion and possible action to [see the below Motion].

MOTION (by Mr. Gibson, seconded by Mr. Gohel): The North Hills West Neighborhood Council appoints Dave Brown, Dan Gibson, Carol Hart and Sam Kwasman as key holders for the NC's Storage Container located at the VA Facility.

DISCUSSION: Mr. Hyman explained the storage need. Mr. Gibson indicated there are “various promotional . . . and cleanup” items which are on an inventory list. Ms. Hart noted that “it’s free storage.”

MOTION to CALL FOR THE QUESTION (by Mr. Beeber); no opposition.

MOTION PASSED unanimously.

- 10. Discussion and possible action** for the NHWNC to ratify the President’s recommended Chair and Member appointments and changes to Standing and Ad Hoc Committees.

Mr. Gibson said there were “no changes for Committees” at this time.

At this time Mr. Beeber requested Board Member guidance regarding whether to recuse from the following Item because he was the Outreach Coordinator for the Neighborhood Integrity Initiative [scheduled for the March 2017 election ballot]. He explained the Initiative and his role. Board Member Jay Beeber recused (self-declared as ineligible to vote on the Motion due to a possible or known conflict of interest) from voting on the below Motion and left the room at this time, making 11 Board Members present (the NHWNC quorum is seven). Recusing is different from abstaining, which is declining to vote “yes” or “no.”

- 11. Discussion and possible action** regarding the Planning and Land Use Committee’s position concerning a proposed housing project located at 8609 Haskell Ave. (Case# APCNV-2006-681-ZC). Housing project requires a re-zoning from RS to five R-1 lots, each consisting of a minimum of 5000 square feet. Presentation to be made by Chuck Francoeur of Montage Development Inc.

Copies were distributed of the project site plan and elevations. Mr. Phelps explained the project. He said the lot, which has been empty, has been a source of “significant blight.” Mr. Francoeur noted he “twice previously presented to the Committee” and did one informal presentation [on July 21, 2016] to the Board. He clarified that he was making a re-zoning request from RE-9, not “RS,” to R-1. He does not yet own the property. He explained the project and design features, displaying a site plan and rendering. There would be five single-family homes, each with a garage. A 100-foot stretch of Dempsey St. would be widened and “all the homes will front on Napa.

Ms. Burgess believed “this is . . . spot zoning.” Mr. Francoeur noted that “the surrounding properties are zoned “RS” . . . which is a higher density zoning.” Mr. Phelps clarified that “nothing’s been rushed here . . . he’s responded to the Committee’s concerns . . . the lot has stood vacant . . . since 2006 . . . the Committee unanimously recommended support.” He explained the need to make the project economically feasible. He noted that two neighbors on the street support the project and that “what’s out of character is what’s there now.” Mr. Fordyce believed the Board should wait to vote until a current City Case number is

established. Mr. Francoeur explained that he will submit a plan based upon the Committee's conditions; also, there will be public hearings. He believed that "this project is in total compliance with the Community Plan."

MOTION (by Mr. Phelps, seconded by Mr. Gibson): The North Hills West Neighborhood Council, as recommended by its Planning and Land Use Committee, conditionally supports the proposed housing project located at 8609 Haskell Ave. (Case# APCNV-2006-681-ZC) based upon currently modified specifications as presented to the Board on Nov. 17, 2016. Should any of the project specifications change, such support is withdrawn until the Board has an opportunity to re-review the project.

MOTION to CALL FOR THE QUESTION (by Mr. Gibson, seconded by Mr. Phelps); no opposition.

MOTION PASSED by a hand vote with ten in favor; one opposed (Fordyce); zero abstained; one recused (Beeber).

Board Member Jay Beeber returned to the room at this time, making 12 Board Members present (the NHWNC quorum is seven).

- 12. Discussion and possible action** regarding the Planning and Land Use Committee's position concerning a 2,240 S.F. Starbucks development with drive through services and outdoor seating operating from 4PM to 12AM. A new Starbucks pole sign will also be constructed on the NEC of Balboa and Lassen.

Mr. Phelps explained that "discussion is continuing in the Land Use Committee . . . the Committee hasn't recommended a position yet." The Committee awaits a City Dept. of Transportation report. No Motion was made or vote taken.

- 13. Discussion and possible action** regarding the Planning and Land Use Committee's position concerning the proposed construction of a 5,077 S.F., 18-Bed Congregate Living Health Facility with 6 Parking Stalls located at 16052 W. Chase St. (Case# ENV-2016-3373-EAF & ZA-2016-3372-ZV). Facility would replace a 6-Bed CLHF on a 17,574.4 S.F. Lot in the RA-1 Zone. A Zone Variance hearing has been scheduled through the City Planning Dept. for December 20, 2016 at Van Nuys City Hall.

Representative Sona indicated that they already applied for a six-bed facility; "our licensing is in progress" and that "we purchased the house" with the intent to build the facility. There would be nine bedrooms of up to 220 square feet each for 18 patients; they "sleep on a hospital bed." Representative Ramone Bagio explained there would be nine shared bedrooms and that "it is not a homeless shelter . . . hospice . . . [or] rehab facility" and that a six-bed facility can be built by right. Sona said the State says they need a Variance to build for seven to 18 beds. The main target groups would be veterans, police and firefighters of all ages. A doctor would visit around once a week. Sona said "we don't take patients who are on dialysis." A

man who was a resident of such a facility described the high level of care he received. Stakeholder Anita Goldbaum said “this is spot zoning . . . not consistent with the General Plan . . . a for-profit business . . . in a residential community.” Stakeholder Kathy Cryer supported the project, noting the Committee “discussed options”; traffic would not be “more than a normal home.” Ms. Armenteros said “it’s an excellent proposal, just in the wrong area; it sets a precedent.”

Mr. Bagio noted that “we’re not changing the zoning at all . . . it’s going to remain an RA” zone and that, if the facility does not stay, a sober living home applicant would have to comply with a different set of criteria. He said “it’s definitely going to be a smoke-free facility.” Sona said “we’re going to have a maximum of six” staff. Ms. Minassian explained the community need for such a facility. Mr. Bagio said the owners have been collecting support signatures from the neighborhood. He said the State wants this kind of facility in a residential zone; “it cannot be in a commercial zone” and that “construction begins next week . . . we are building a 5,000 square foot home . . . well below” mansionization size. Mr. Phelps reported that “the Committee looked at all of these issues”; he was concerned “about the scope of the project.” Mr. Beeber believed “there’s an opportunity to build facilities like this in other areas.”

MOTION (by the Planning and Land Use Committee): The North Hills West Neighborhood Council supports its Planning and Land Use Committee’s recommendation to support the operation of a 5,077 S.F., 18-Bed Congregate Living Health Facility with 11 Parking Stalls located at 16052 W. Chase St. (Case# ENV-2016-3373-EAF & ZA-2016-3372-ZV).

MOTION to AMEND (by Mr. Fordyce): The North Hills West Neighborhood Council amends the above Motion to require at least four beds be reserved for veterans.

MOTION to AMEND FAILED for lack of a second.

MOTION FAILED by a hand vote with two in favor; nine opposed; one abstained (the NHWNC counts abstentions as “yes” votes).

- 14. Discussion and possible action** to support a letter recommended by the Board of the Neighborhood Council Sustainability Alliance that calls for LADWP to reach 100% renewable energy by 2030, to refrain from any new investments in fossil fuel infrastructure, and to ensure that all residents of Los Angeles reap the benefits of this transition.

Copies were distributed of an explanatory letter. Dr. Lorraine Lundquist spoke opposing the building of power plants on the coast while pursuing a 100% renewable energy goal. No Motion was made or vote taken.

- 15. Discussion and possible motion** to file a Community Impact Statement to Council File 16-0243 concerning LADWP and renewable energy. The amended motion reads in part: “REQUEST the LADWP to report with a program to develop and

implement a research partnership, utilizing relationships with the region's universities, members of the Southern California Public Power Authority, the California Independent System Operator, neighboring utilities and other Stakeholders, with the objective of determining what investments should be made to achieve a 100 percent renewable energy portfolio for the LADWP.” For more information regarding this council file click below: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-0243>.

No Motion was made or vote taken.

- 16. Discussion and possible action** to approve the NHWNC October 2016 Monthly Expense Report. Items 17-22 originate from the Outreach Committee. Copies were distributed of the “Monthly Expenditure Report” for October 2016 and receipts and statements.

No Motion was made or vote taken.

Board Members Madlina Minassian, David Phelps and Kreshell Ramey left the room at this time, making nine Board Members present (the NHWNC quorum is seven).

- 17. Discussion and possible action** to [see the below Motion].

FUNDING MOTION (by Mr. Gibson, seconded by Mr. Gohel): The North Hills West Neighborhood Council approves \$400.00 for the Holiday Party scheduled for Dec. 15, 2016. Expenditure to include food, refreshments, paper goods, and incidentals.

FUNDING MOTION PASSED unanimously by a roll call vote of the nine eligible voters present with all nine in favor (“Yes” or “Aye”) (Beeber, Brown, Fordyce, Gibson, Gohel, Hart, Hyman, Kwasman and Lovato); zero opposed; zero abstained.

- 18. Discussion and possible action** to approve \$3,000.00 for printing and mailing of Winter Edition of the Westsider Newsletter. Articles are needed from Committee Chairs, Board Members, and Stakeholders.
This Item was not addressed.

- 19. Discussion and possible action** to allow for monthly recurring expense (Approx. \$200) for website maintenance.
This Item was not addressed.

- 20. Discussion and possible action** to approve website expenses to Moore Business Results- Webmaster: Training for volunteers to assist with website maintenance – (\$500 for 4 hrs) - along with an additional \$500 for modifications to website to make it more user friendly and to improve visual appeal. Total \$1000.
This Item was not addressed.

21. Discussion and possible action to purchase 2-3 containers/carts from an office supply vendor to transport Outreach items to and from various events. (Approx. \$100).

This Item was not addressed.

22. Discussion and possible action to approve \$300.00 to purchase click pens with the NHWNC logo.

This Item was not addressed.

23. Discussion and possible action to approve a Neighborhood Purpose Grant to the San Fernando Valley Rescue Mission in the amount of \$1,000. Among the many outreach projects for the homeless, the SFVRM operates a mobile shower unit for the homeless in the San Fernando Valley. The SFVRM is putting together funding for a second shower unit. Support from just six Neighborhood Councils in this amount will put them over the top.

Copies were distributed of a letter from L.A. City District 12 Councilman Mitch Englander (818-882-1212; <http://CD12.LACity.org>) requesting the allocation.

This Item was not addressed.

24. Committee Chair Reports

- a. Outreach -- Sam Kwasman
- b. Beautification -- Carol Hart
- c. Emergency Preparedness / Public Safety -- Dave Brown
- d. Land Use -- David Phelps
- e. Rules & Elections -- Punam Gohel
- f. Education -- Garry Fordyce
- g. Budget & Finance -- Armando Diaz

This Item was not addressed.

25. Board Member Comments

This Item was not addressed.

26. Requests For Future Agenda Items

This Item was not addressed.

Board Members Madlina Minassian, David Phelps and Kreshell Ramey returned to the room by this time, making 12 Board Members present (the NHWNC quorum is seven).

27. Motion to adjourn

Mr. Gibson declared and the Board agreed to **ADJOURN** the Meeting at 10:05 p.m.

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