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MCWCC Board Meeting of 3/8/11

Minutes

Submitted by Sonia Rubin, Administrative Manager

Subject to Approval by the Board on 4/12/11

1. **Call To Order:** At 6:30pm, roll was taken and 23 members were present. More members walked in later (roll sheet on file).
2. Chair, Jeff Jacobberger made some opening remarks regarding MCWCC and its role in the community.
3. **Public Comment:** Joyce Kleifield, Director of Development and Community Relations for Fairfax High School, spoke about the long relationship of MCWCC and Fairfax High and thanked MCWCC for its support. She announced two fundraisers; a poker tournament on 3/19/11 at the American Legion and an Alumni Hall of Fame on 6/18/11 at CBS Television. There was a film crew from CBS to film her public comment. Lucille Saunders of the La Brea Willoughby Coalition encouraged MCWCC to address issues regarding the Planning Department Policies Draft EIR to the Hollywood Community Plan. Joan Taylor spoke in opposition to the High Speed Rail project and encouraged MCWCC not to support the project and ask the Governor to reconsider.
4. **Announcements from City Reps:** John Darnell of Councilmember Koretz's office announced the repaving of Crescent Heights, status of the potential sink hole near Beverly Center, and the City's celebration of the Fairfax High School Football Team and Band Championship at City Hall.
5. **Approval of 2/8/11 Minutes:** Bruce McCormick made the motion to approve the minutes and it was seconded by Paul Lerner and approved unanimously with the correction of one typo and a clarification to Section 10a.
6. **Executive Council:**
 - a. Motion to accept the resignation of Flavia Mosci (Government Rep): Tom Eisenhauer moved to accept the resignation and it was seconded by Charles Lindenblatt, and approved unanimously. Jeff Jacobberger announced that this vacancy would be filled at the April Board Meeting.
 - b. Announcement re: appointment of new committee chairs. Jeff Jacobberger announced that Billy Baughman as Chair of Public Policy and David Weiner as Chair of Education.
7. **Election to fill board vacancies:** Homeowners and Education Reps. Three were interested in the Education seat: Michelle Sassounian, Reyna Karp-Hadar and Fathia Macauley, and all spoke briefly to their qualifications. Ballots were passed out and Fathia Macauley won with a vote of 14 (Fathia Macauley), 6 (Reyna Karp-Hadar) and 5 (Michelle Sassounian). The Homeowners seat was next with Don Whitehead, Michelle Sassounian and Reyna Karp-Hadar all running. They spoke to their qualifications and ballots were passed out. Don Whitehead

won with a vote of 18 (Don Whitehead), 8 (Reyna Karp-Hadar) and 3 (Michelle Sassounian).

8. Budget Committee:

a. Sheryl Turner presented the financial reports and a motion to accept the reports was made by Tim Deegan and seconded by Steve Kramer and passed unanimously.

b. Motion to approve \$3,300 NPG to Friends of the Fairfax Library: Sheryl Turner presented the motion and discussed the Hancock Park School NPG. Public comment in favor of the Friends of Fairfax Library Motion was made by Roy Stone and Robert Chernow. Public comment in support of the Hancock Park School NPG was made by Ashley Parker, principal of Hancock Park School, Jessica Dabney, and Eileen Zwiers. Yudy Machado presented her opposing motion in favor of Hancock Park School NPG. Jeff Jacobberger suspended the regular meeting at 7:15pm and called the Special Meeting to order. There was board discussion and question and answer period. A motion to table the Hancock Park School NPG and send it back to the Budget Committee for their 3/24/11 meeting, was made by the Chair and seconded by Barbara Pflaumer. It passed with a vote of 21 in favor and 9 opposed. The Special Meeting was then closed at 7:30pm and the regular Board Meeting reconvened. The motion to fund the Friends of Fairfax Library won with a vote of 30 in favor, 0 opposed and 1 abstention.

c. Motion to approve \$3,000 NPG to LANI for San Vicente Median Improvement Project was presented and made by Tim Deegan and seconded by Paul Lerner. After Board discussion, a motion to table this to the April Meeting was made by Cary Brazeman and won unanimously.

9. Public Safety: Paul Lerner announced the upcoming CERT Training class and thanked all those involved, including Tara Brown, Jeff Brown and Bob Abrahams. He also announced the National Night Out on 8/2/11 and asked for volunteers. Paul Lerner reported that the Public Safety Committee has been very efficient at getting donations and has not spent any of its Board approved \$3,000 budget. The committee will bring two motions to the next Board Meeting re: \$2,500 graffiti removal and \$500 for supplies for the Neighborhood Team Program.

10. Planning and Land use Committee:

a. 137 N. Martel: Michael Barba presented the project and brought the following motion: Motion to approve a variance to convert an existing rear garage to a Rec. Rm. because of a substandard driveway and allow for uncovered parking in the front driveway. The motion was seconded by Michael Darner. There were two public comments in opposition to the project made by Marilyn Ellily and Toby Horn. After Board discussion, the following substitute motion was offered by Mark Edwards:

Motion to oppose the application for a variance to convert an existing rear garage to a Recreation Room because of an alleged substandard driveway and to allow for uncovered parking in the front driveway. The substitute motion was seconded by Jeff Brown and passed with a vote of 29 in favor and 3 abstentions.

b. 830 Orlando: Michael Barba presented the application, which PLUC did not approve or decline (4 to 4 vote). Chris Parker, applicant's representative and applicant spoke about the project. Michael Barba made the following motion:

Support the application for a variance to allow the garage conversion and carport; and oppose the application or a variance to allow the over-height fence and hedges in the front yard.

The motion was seconded by Stefani Poretz and failed with a vote of 19 opposed and 11 in favor. After board discussion and comment, the following substitute motion was made:

Support the application for a variance in its entirety, including the garage conversion, carport, and over-height fence and hedges in the front yard.

The substitute motion passed with a vote of 18 in favor and 11 opposed.

c. 7200 Melrose (Fratelli Cafe): Michael Barba presented the project and made the following motion:

Support the application for a Conditional Use Permit (Beverage) to permit the on-site sale of beer and wine in conjunction with an existing restaurant, accommodating 44 patrons with patio dining, and having the hours of operation from 8a.m. through 12 midnight daily.

The motion was seconded by Michael Darner. Public comment in favor of the application was made by the owner, Yaron Abraham. Charles Lindenblatt spoke against the application. The motion to support the application passed with a vote of 31 in favor, 1 opposed and 0 abstentions. d. 350 S. La Cienega (Pet Smart): Michael Barba presented the project and made the following motion:

Support the application for a variance, subject to conditions, in connection with a new 22,076 s.f. Pet Smart store within an existing building previously occupied by a Borders bookstore which will provide a broad range of services that include retail pet food and supplies, pet training, adoption services, grooming, daytime and overnight boarding ("PetsHotel") and a veterinary health facility. The PetsHotel use would require a zone variance to allow for overnight boarding in the C2 Zone.

Mid City West's support is subject to the following conditions:

- 1) Address the building appearance by using paint, canopies, landscaping or other materials to minimize the massing of the building and establish a more pedestrian scale and street friendly character.
- 2) Improve landscaping on all street frontages and in the parking lot, using the maximum allowable street trees and high canopy trees where possible in the parking lot, and adding more pet friendly hardscape elements in the mix.
- 3) Make provision for site monitoring for waste and cleanliness.
- 4) Limit the number of boarding pets overnight to 100
- 5) Direct deliveries be made from La Cienega to Blackburn entry without intrusion deeper into the neighborhood.
- 6) Limit trucks to the site to maximum 24 foot panel trucks.
- 7) Provide a 6 foot block wall along the east wall of the parking lot.
- 8) Allow employees to exchange parking allowances for cash purchase of public transit fares.
- 9) Improve derelict sidewalks along site on Blackburn
- 10) Provide for a lot attendant to monitor for exclusive store use by day.
- 11) Secure the parking lot at night.

Public comment in favor of the application was made by Applicant's representative, Ira Handelman, and other representatives of PetSmart. The applicant agreed to the conditions above except for:

- 1) Condition 2: With respect to adding pet friendly hardscape, the applicant indicated this could not be done without reducing on-site parking, which they are unwilling to do
- 2) Condition 6: PetSmart will use 24-foot panel trucks for its own deliveries, but 3rd-party vendors may make occasional deliveries using larger trucks

Condition 10: PetSmart wishes to operate for 6 months to evaluate the need for an on-site parking attendant before making any commitment to provide an attendant. Public comment against the application was made by Toby Horn and Robert Chernob. There was Board discussion and question and answers. The motion to approve the application was seconded by Jefferson Brown and passed with a vote of 29 in favor 1 opposed and 1 abstention.

11. **Transportation, Parking & Streetscape Committee:** Jeff Jacobberger presented the following motion: The Mid City West Community Council will sponsor a community bicycle ride from a location(s) within the Mid City West boundaries to the April 10, 2011 CicLAvia.

The Transportation, Parking and Streetscape Committee is responsible for organizing and promoting this event. The motion was seconded by Mark Edwards and passed unanimously.

12. **Chair's Motion** to make recommendations to the Planning Department re proposed ordinance that would allow establishment of Modified Parking Requirements Districts was referred back to TPS due to lack of time.

13. Committee reports were cancelled due to lack of time.

14. Meeting adjourned at 8:45pm.