

LaBrea Hancock Homeowners Association
Annual Meeting – Sunday, February 26, 2017
Wilde Bar & Restaurant – 320 S. La Brea

MINUTES

Board Members in Attendance:

Michelle Owen
Amy Lerner Hill
Frank Rosato
Bob Eisele
Cathy Roberts
Justin Urcis
Barbara Savage
Jane Prentiss
Brad Jewett
Jill Brown
Abbish Rand
Phil Messina

Absent Board Members:

Bill Funderburk
Diana Suh

Block Captains, Guests, Community Members:

Tammy Rosato
Bill Dannevik
Diana Eisele
Barbara Hansen
Oakly Miller
Tim Johnson
Chris Williams
Taehwan Ryu
Han Yu
Stefania Willens
Marian Williams
Josh McCloskey
Toan Tran
Juanita Kempe
Allison Zerden
Joy Blaser
Helen Sillett
Carolyn Layport
John Welborne (Larchmont Chronicle)
Dave Cordova (LAPD)
Daniel Popielinsky (ABC Pubs)
Cary Berzii (ABC Pubs)
CD 4 Councilmember David Ryu
CD 4 Field Deputy Nikki Ezhari

Board president Barbara Savage called the meeting to order shortly after 10:00 am.

Barbara began the meeting by highlighting the accomplishments the Board has achieved since the last Annual Meeting:

- Secured a Single Family Zone to end mansionization and require rear garages
- Agreement with Avalon regarding security in the pocket park between S. Orange and S. Mansfield
- Established Block Captain network for Neighborhood Watch and Disaster Preparedness
- Working on signage to demarcate our neighborhood as La Brea Hancock
- Working on traffic mitigation on the 600 blocks of S. Orange and S. Sycamore

Senior Lead Officer Dave Cordova reported that crime is down in our area partially due to the rain. He said the most common crimes are a result of vehicles and homes not being secured/locked. He emphasized the importance of reporting crime as each report contributes to the statistics that drive staffing decisions / resource allocation. The Grove is one of the most popular destinations in the city and as such the LAPD presence there has been increased and made more visible.

Our City Councilmember David Ryu spoke on a variety of topics and then took questions. He was joined by his field deputy Nikki Ezhari. He was candid in his remarks on the following topics:

- The new La Brea Hancock single family zone and the revised city wide BMO and BHO

- Purple Line construction
- Safety on 6th Street
- Street repair
- Tree trimming
- Measure S
- Co-location of a Charter School with the 3rd St School

As stipulated in the La Brea Hancock bylaws the election of the Board is to take place at our Annual Meeting. Fifteen (15) members of the community volunteered to serve on the Board. The vote was conducted by paper ballot.

- Twenty-nine (29) ballots were submitted.
- Twenty-three (23) ballots voted "yes" for everyone.
- Six (6) ballots selected only some names - with a few ballots selecting only two (2) names.
- The vote total ranged from twenty-seven (27) to twenty-four (24). That means that everyone received at least 82.76% of the vote.

The following were elected to serve on the la Brea Hancock Homeowners Association Board:

- Abbish Rand
- Diana Suh
- Michelle Owen
- Amy Lerner Hill
- Bob Eisele
- Barbara Savage
- Justin Urcis
- Jane I. Prentiss
- Frank Rosato
- Jill Brown
- William Funderburk
- Phil Messina
- Bradley Jewett
- Bill Dannevik
- Cathy Roberts

Bob Eisele gave an overview of the single family zone with regard to the empty lots. Per the Planning Department:

- All of the properties currently zoned R1-1 (yellow on the zoning map) and fronting on Sycamore, Orange, Mansfield, and Citrus are already included in the La Brea Hancock Zone Change Ordinance that is now moving on to City Council. A few of these R1-1 properties are currently developed with surface parking lots (outlined in dark blue - on the west side of Sycamore, and between Orange and Mansfield). Once the zone change ordinance is approved, all of these R1-1 properties will be rezoned R1R3-RG.
- The properties zoned [Q]C2-1 (light blue outlines) are currently developed as surface parking lots. The existing Q-Condition specifies these properties can only be developed as parking lots or residential development at the R1 density. Planning is working on an ordinance that would revise the Q-Condition to allow parking lots or residential according to the R1R3-RG development standards.
- The properties with maroon outlines are zoned [T][Q]C4-2D and they are tied to the lots to the south that front on Wilshire. They are developed as open space. There is no proposal to change the zoning.

ABC Pubs gave a presentation and answered questions regarding their proposal to open a restaurant/micro brewery in the vacant space on the corner of 6th & La Brea. The Board did not vote on the proposal.

Tammy Rosato gave a brief overview of the Neighborhood Watch and Disaster Preparedness initiatives.

The meeting was adjourned around 12:20 pm