

**MISSION HILLS
NEIGHBORHOOD COUNCIL
EXECUTIVE OFFICERS**
PRESIDENT: Jesse Martinez
VICE-PRESIDENT: open
SECRETARY: Richard Flores
TREASURER: Maribel Carrillo



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Minutes of the
**MISSION HILLS NEIGHBORHOOD COUNCIL (MHNC)
GENERAL BOARD MEETING
Monday, November 3, 2014**

Best Friends Animal Society, 15321 Brand Blvd., Mission Hills, CA 91345

MHNC (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/Introductions

President Jesse Martinez introduced himself and called the Meeting to order at 6:39 p.m.

2. Pledge of Allegiance

Mr. Martinez led the Pledge of Allegiance.

3. Roll Call

Roll Call was taken by the Secretary. Eight of the 12 Board Members were present at the beginning of the Meeting: Jose Arevalo, Maribel Carrillo, Raymond Garcia, Mooshy Ghassedi, Christopher Jacobo, Tom Johnson, Jesse Martinez and Clint Scott. Board Member Borzou Rahimi arrived later. Three Board Members were absent: Richard Flores, Guillermo Salamanca and Richard Tocher (all excused). The MHNC quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is seven (see <http://empowerla.org/wp-content/uploads/2012/05/Mission-Hills-NC-Bylaws.pdf>), so the Board could take such votes. Twelve of the 14 Board Seats were filled (by election or appointment). Two Board Seats were vacant: At Large and Business Owner. Also attending: approximately 65 Stakeholders and Guests.

4. Executive Officer Report.

Mr. Martinez explained Meeting procedures.

5. **Approval of Minutes** for Oct. 6 2014 meeting.

MOTION (by Mr. Martinez, seconded by Mr. Arevalo): The Mission Hills Neighborhood Council approves the Minutes of its October 6, 2014 Board of Governors Meeting as written.

MOTION PASSED unanimously by a roll call vote of the eight eligible voters present with all eight in favor (“Yes” or “Aye”) (Arevalo, Carrillo, Garcia, Ghassedi, Jacobo, Johnson, Martinez and Scott)

6. **Report from LAPD Senior Lead Officer, Basic Car 19A43.**

Philip Ruiz, LAPD Mission Division Senior Lead Officer (mobile/text 818-634-0519; office 818-838-9843; 31524@LAPD.LACity.org; http://www.LAPDonline.org/Mission_Community_Police_Station), reported that crime is down 10% from a year ago. He encouraged attending or forming a Neighborhood Watch; he can help. Officer Ruiz reminded to not leave any valuables or gifts visible in vehicles.

7. **Reports/announcements from Public Officials, Community Representatives.**

Thelma Herrera, Metro Project Manager (323.258.5384; THerrera@KatherinePadilla.com), announced community meetings [November 6, 12 and 13] about the East San Fernando Valley Corridor project. Metro is considering having a Bus Rapid Transit (BRT) line or a light-rail train.

8. **Briefing on Committee activities.**

[This Agenda Item was addressed after Item #13.]

Outreach: Mooshy Ghassedi

Ms. Ghassedi reported that the Committee will do a holiday event.

Zoning and Land Use: Borzou Rahimi

Mr. Rahimi reported that the Committee will meet here November 19th at 7:30 p.m.

Public Safety: Tom Johnson

Mr. Johnson reported that the Disaster Preparedness Fair was a success.

Beautification: Richard Tocher

Mr. Martinez indicated that Mr. Tocher was not present and there was no report.

9. **Briefing on Budget & Finance and other operational/administrative matters.**

Approve MHNC October expenditure report.

Ms. Carrillo reviewed recent expenses; copies were distributed of the “Monthly Expenditure Report for: October.”

Board Member Borzou Rahimi arrived at this time, making nine Board Members present (the MHNC quorum is seven).

FUNDING MOTION (by Ms. Carrillo, seconded by Mr. Arevalo): The Mission Hills Neighborhood Council approves its October 2014 Monthly Expenditure Report as presented.

FUNDING MOTION PASSED unanimously by a roll call vote of the eight eligible voters present with all eight in favor (“Yes” or “Aye”) (Arevalo, Carrillo, Garcia, Ghassedi, Johnson, Martinez, Rahimi and Scott). Mr. Jacobo was ineligible to vote due to not yet being of age (18) to vote on financial matters.

New Business

10. Discussion and Possible Action to [see the below Motion].

Mr. Martinez introduced Ms. Torres, who spoke of her willingness to help.

MOTION (by Mr. Martinez, seconded by Ms. Carrillo): The Mission Hills Neighborhood Council appoints Mayra K. Torres to the open At Large Stakeholder Board position.

MOTION PASSED unanimously by a roll call vote of the nine eligible voters present with all nine in favor (“Yes” or “Aye”) (Arevalo, Carrillo, Garcia, Ghassedi, Jacobo, Johnson, Martinez, Rahimi and Scott).

Ms. Torres was Seated with the Board, making ten Board Members present (the MHNC quorum is seven).

11. Discussion and Possible Action to Appoint a New Executive Board Member: Discussion and Possible action on appointing a new Secretary.

Mr. Martinez explained that Richard Flores had to resign as the Secretary but will remain as a Board Member. Mr. Martinez had spoken with Ms. Torres, who had agreed to be considered as the Secretary.

MOTION (by Mr. Martinez, seconded by Ms. Carrillo): The Mission Hills Neighborhood Council appoints Board Member Mayra Torres as the Secretary.

MOTION PASSED unanimously by a roll call vote of the ten eligible voters present with all ten in favor (“Yes” or “Aye”) (Arevalo, Carrillo, Garcia, Ghassedi, Jacobo, Johnson, Martinez, Rahimi, Scott and Torres).

12. Q&A with Representatives from PRIMESTOR: Purpose is to have PRIMESTOR representatives give a presentation and answer questions on the “Mission Hills Plaza” Project.

Primestor/Mission Hills Plaza CEO and Co-Founder Arturo Sneider said “we still don’t know” what they will do with the property. He is talking with L.A. City District Seven Councilman Felipe Fuentes about zoning conditions. Mr. Sneider said “we still” have “several years . . . on the bowling alley lease . . . Ralph’s is in a year-to-year lease . . . the Post Office . . . we don’t see them in our future . . . low-income housing is not in our plans . . . we’re not developers . . . if we’re going to densify use in any way we’ll have to do a traffic study . . . we’re trying to maintain the integrity of the original design . . . we have long-term leases with a lot of uses.” He said “we don’t know enough to be willing to commit to what [the project] is going to look like.” The Bowling Alley owner noted that the Primestor website indicates that the project will be in 2015-2016, while the Alley is leased through 2019; this confuses customers and potential customers. Stakeholder Richard Arroyo requested and Mr.

Sneider agreed to revise the Primestor website to accurately indicate the project status and help reduce rumors.

Mr. Sneider indicated that he is willing to help survey Stakeholders about the project and that he would consider helping to cleanup and beautify the Sepulveda median between Lassen and Devonshire. He described the challenge of finding tenants whose businesses are viable for that location. He indicated that the Trust that owns the Bank of America “has no interest in selling whatsoever.” He said Pet Smart and Ross “have approached us” about leasing space. He has tried but Trader Joe’s will not lease there. Sprouts and Whole Foods Market have “no interest.” Mr. Sneider indicated that he is willing to lease short-term to the MHNC.

- 13. Motion** by Borzou Rahimi to for the Board to assign/form an ADHOC committee: Purpose is to form an ad-hoc committee to interact with other neighboring councils in regards to the Pacoima Spreading Grounds project.

Mr. Rahimi indicated that the Zoning and Land Use Committee recently passed a Motion about the project. For the possible ad hoc Committee four Stakeholders are interested in being Members: Ms. Marx, Ms. Goldfinger, Marcia Torres and Yolanda Anguiano. Mr. Rahimi explained that the ad hoc Committee would report to the Zoning and Land Use Committee, which reports to the Board.

MOTION (by Mr. Rahimi, seconded by Mr. Garcia): The Mission Hills Neighborhood Council will form an ad hoc Committee to interact with other neighboring councils in regards to the Pacoima Spreading Grounds project

MOTION PASSED unanimously by a roll call vote of the ten eligible voters present with all ten in favor (“Yes” or “Aye”) (Arevalo, Carrillo, Garcia, Ghassedi, Jacobo, Johnson, Martinez, Rahimi, Scott and Torres).

Old Business

There was no old business at this time.

14. Housekeeping/Council Business.

Mr. Martinez encouraged participating in Committees.

15. General Public Comments

There were no public comments at this time.

16. Adjournment

MOTION (by Mr. Martinez, seconded by Ms. Ghassedi): to **ADJOURN** the Meeting.

MOTION PASSED without any objection.

The Meeting was **ADJOURNED** at 8:05 p.m.

Minutes written by DL, possibly edited by MHNC Board.