

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



**MISSION HILLS  
NEIGHBORHOOD COUNCIL**  
PO Box 7604  
Mission Hills, CA 91346  
Telephone: 818-902-2361  
E-mail: Board@MHNCOnline.org  
Website: www.MHNCOnline.org



Minutes of the  
**MISSION HILLS NEIGHBORHOOD COUNCIL (MHNC)**  
**GENERAL BOARD MEETING**  
**Monday, June 1, 2015**

LAPD Mission Area Police Station, Timothy M. Falco Community Room  
11121 Sepulveda Boulevard, 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: Motions/Resolutions (as stated at the Meeting, which take precedence over versions written on the Agenda, if different); quotes (words that have quotation marks (“ ”) at the beginning and ending of a word or words); and other wording from the Agenda such as the first paragraph(s) of some Items. Items are listed in and match the same order as on the Agenda.

1. **Call to Order/Introductions** -- President Jesse Martinez introduced himself and called the Meeting to order at 6:43 p.m.
2. **Pledge of Allegiance** -- A Girl Scout Troop presented the colors and led the Pledge of Allegiance.
3. **Roll Call**

Roll Call was taken by the Minutes Writer. Seven of the 12 Board Members were present at the beginning of the Meeting: Jose Arevalo, Maribel Carrillo, Jesse Martinez, Borzou Rahimi, Clint Scott, Richard Tocher and Mayra Torres. Board Member Tom Johnson arrived later. Four Board Members were absent: Raymond Garcia (excused), Mooshy Ghassedi (unexcused), Christopher Jacobo (unexcused) and Guillermo Salamanca (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: Business

Owner and Renter. [To apply, see <http://mhnconline.org/about-mhnc/Board>.] Also attending: approximately 109 Stakeholders and Guests.

**4. Executive Officers Report.**

Mr. Martinez indicated that there was no report.

**5. Approval of Board Minutes April 6, 2015 Meeting.**

No Motion was made or vote taken.

**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](http://www.LAPDonline.org/Mission_Community_Police_Station)), was not present and there was no report.

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

*[This Agenda Item was addressed after Item #12.]*

\* Mayor Eric Garcetti office East Valley Field rep.

Angelica Ayala, City of L.A. East Valley Director/Labor Liaison of Neighborhood & Community Services (213-304-8785; [Angelica.Ayala@LACity.org](mailto:Angelica.Ayala@LACity.org)), announced a June 3<sup>rd</sup> CPR Training.

*Board Member Tom Johnson arrived at this time, making eight Board Members present (the MHNC quorum is seven).*

\* 39th State Assembly District Patty Lopez: Field rep for Mission Hills.

Bill Ulmer, Field Representative for State 39th District Assemblymember Patty Lopez (818-504-3911; [William.Ulmer@asm.ca.gov](mailto:William.Ulmer@asm.ca.gov); <http://democrats.assembly.ca.gov/members/a39>), reported that Assemblymember Lopez submitted ten bills, mostly about human services, including adoption.

\* 29th District Congressman Tony Cardenas Field rep.

Brian Gavidia, Field Representative for U.S. 29th District of California Congressman Tony Cardenas (cell 818-781-7407; office 818-504-0090; [Brian.Gavidia@mail.house.gov](mailto:Brian.Gavidia@mail.house.gov); <http://cardenas.house.gov>), reported that they have asked for “continuity of service” regarding the Post Office. He believed it will relocate “within Mission Hills” and encouraged writing to the Post Office and the Congressman’s Office to support it. Primestor’s Arturo Sneider [see below Item

#11], when asked, said “we’ve been talking with the Post Office for two or three years . . . they’ve got to get their act together . . . it’s not imminent . . . we intend to demolish it.”

\* CD7 Council-member Felipe Fuentes Office.

Tania Soto, Area Director for L.A. City District Seven Councilman Felipe Fuentes (818-756-8409; Tania.Soto@LACity.org; <http://CD7.LACity.org>), reported there will be a “Kut the Kaboom” event June 20<sup>th</sup> to remind everyone that private fireworks are illegal in L.A. County; there will be an Independence Day celebration at San Fernando High School.

\* Any other Officials or reps that may have been left out

Marco Santana, District Representative for State 18th District Senator Bob Hertzberg (818-901-5588; [Marco.Santana@sen.ca.gov](mailto:Marco.Santana@sen.ca.gov); <http://senate.ca.gov/hertzberg>), announced a June 11<sup>th</sup> workshop about Assembly Bill 60 which would allow undocumented drivers to get driver’s licenses. Senate Bill 405 would allow drivers to keep their licenses while paying “non-violent” fines. Contact Caltrans (the California Dept. of Transportation) ([www.dot.ca.gov](http://www.dot.ca.gov)) with Freeway complaints. Also, cooling center and heat-handling information are available.

## **8. Briefing on Committee activities.**

Outreach: Richard Tocher

Mr. Tocher reported that the Committee soon will again meet.

Zoning and Land Use: Borzou Rahimi

Mr. Rahimi reported that the Committee will meet June 15<sup>th</sup> at the Best Friends Animal Society. The Committee discussed the Post Office status; there’s been no response yet.

Public Safety: Tom Johnson

Mr. Johnson announced the free October 3<sup>rd</sup> 10:00 – 2:00 Valley Disaster Preparedness Fair [register at <http://ValleyDisasterFair.com>; [Info@ValleyDisasterFair.com](mailto:Info@ValleyDisasterFair.com)] at Fire Station 87 [10124 Balboa Blvd., just south of Devonshire St., Granada Hills]. The first 500 attendees will get an Earthquake Preparedness Kit.

Beautification: Richard Tocher

Mr. Tocher reported that the Committee will combine with the Outreach Committee until a new Outreach Chair is appointed.

## **9. Briefing on Budget & Finance and other operational/administrative matters.** **Approve MHNC May expenditure report.**

[This Agenda Item was addressed after Item #13.] Copies were distributed of the MHNC “May Monthly Expenditure Report.” Treasurer Ms. Carrillo reviewed expenses and commitments totaling \$1,422. The balance is \$15,331.29. Mr. Martinez explained that he tried to contact the Fire Dept. about the refrigerator.

**FUNDING MOTION** (by Ms. Carrillo, seconded by Mr. Rahimi): The Mission Hills Neighborhood Council approves its May 2015 Treasurer Report and 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, Johnson, Martinez, Rahimi, Scott, Tocher and Torres); zero opposed; zero abstained.

### **New Business**

- 10. Update** by USPS representative on post offices in Mission Hills: Update on the post offices in the Mission Hills Area.

See Item #'s 7, 8 and 11.

- 11. Primestor representatives to give an update** on Mission Hills Plaza: Update for the community to be followed by a Q&A.

Primestor/Mission Hills Plaza CEO and Co-Founder Arturo Sneider (888.722.3702; MissionHillsPlaza@Primestor.com; <http://www.primestor.com>) and Primestor representative Vanessa Delgado presented and displayed poster boards with a site plan. He said parts are brand new and parts are remodeled. The recent “Community Questionnaire” survey received more than 680 replies; 94% were within the 91345 zip code. The survey asked why respondents use the Plaza and what they want; results were presented to the MHNC. He described design improvements and said they had “feedback from [City] Planning”; they “keep asking for more landscaping.” The site’s lack of trees was noted. Mr. Sneider said Primestor will plant trees and drought-tolerant plants; “we’re adding a tremendous amount of landscaping . . . an entire middle island of trees.”

Mr. Sneider said they will “enhance vehicular access . . . we’re not altering the flow of the parking . . . we’re increasing parking.” Currently, parts of the parking lot are barricaded to prevent drivers and racers from gathering there. They also will increase “outside seating.” “We’re proposing a complete repositioning of the building façade . . . with umbrellas and outdoor seating . . . where Millie’s is . . . an enhancement of all of the landscaping . . . the uses we are proposing are in keeping with the survey results” while constructing in regard to existing infrastructure. He added “definitely” there will be other restaurants. He said the website rendering was pre-City and survey feedback.

Regarding the bowling alley, Mr. Sneider said “they’re on their way of moving out” and that it “will not become an apartment building” and “absolutely . . . [is] not going to be a Home Depot . . . Home Depot would be impossible to fit here in any way, shape or form.” He said that “one of the users that has approached us . . . is a grocery store” and that Target Express “approached us”; Ralph’s is unwilling to re-invest there. He said “when we re-develop the property” the trash facility will be redesigned, adding that “we’ve already done an eviction process on the recycling center . . . they’ve fought us.” He said “we hired a local firm to do security . . . we are responsible for it”; Ms. Delgado added that “we work closely with” the Police. He indicated that Primestor would demolish two single-family homes at San Jose St.; they “own those houses.” The three properties along Columbus Ave. “will be for the residential” and there “will be a separation of property.” Ms. Delgado said “we’re sensitive to making sure the lighting doesn’t” shine into nearby residences.

Mr. Sneider said “we finally made contact” with Bank of America and “I don’t anticipate any change.” Also, Primestor will work “to accommodate” the Christmas tree lot. He expects that it will take “12 to 18 months” to build the Plaza and said “we do a lot of local hiring” for construction. Existing stores “will continue operating” during construction. He said they “will work towards” posting plans on their website and encouraged contacting them for information.

- 12. Discussion** on the future of bowling alley building: Zoning & Land Use to give update on historic significance of Mission Hills Bowl.

Mr. Rahimi presented an L.A. Conservancy representative who spoke about the bowling alley’s history, noting that in the 1950’s it “was state-of-the-art.” Mr. Rahimi reported that in 2014 it was declared eligible to be on the National Register of Historic Places. Mr. Martinez encouraged participating with the Committee.

- 13. Discussion and possible Board action** on the development project at 15340 Lassen Street: Presentation by developers & ZLU committee to give us there recommendation on project.

Developer representative Eric Lieberman displayed poster board with renderings and a site plan and described the project as “just to the east of the McDonald’s . . . zoned multi-family . . . we’re proposing . . . a 15-unit Small Lot Subdivision.” He said there is a “generous setback on the front of Lassen.” They “presented to the Planning Committee”; Mr. Rahimi indicated that the Committee supported it. Units would sell “probably in the high 3’s to the low 4’s” with “two-car garages for each unit . . . a living space above and bedrooms above that.” Current zoning allows 12 units to be built.

**MOTION** (by Mr. Rahimi and seconded): The Mission Hills Neighborhood Council supports the project at 15340 Lassen St.

**MOTION PASSED** by a roll call vote of seven of the eight eligible voters present with six in favor (“Yes” or “Aye”) (Arevalo, Carrillo, Johnson, Rahimi, Scott and Tocher); one opposed (“No” or “Nay”) (Martinez); zero abstained.

14. **Discussion and Possible Board action** on the MHNC contributing to the Congress of Neighborhoods/ Budget Advocates: Since Neighborhood Councils are not allowed to roll over unused funds, our Department created accounts where NCs can contribute monies for the Congress of Neighborhoods or Budget Advocates. This way, your unused funds will be allocated at least for Neighborhood Council purposes and not swept back into the general fund.

Mr. Martinez explained the above.

**FUNDING MOTION** (by Mr. Scott, seconded by Mr. Johnson): The Mission Hills Neighborhood Council will allocate \$1,000 each to the Congress of Neighborhoods and to the Budget Advocates from the MHNC’s Operations Budget category.

**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, Johnson, Martinez, Rahimi, Scott, Tocher and Torres); zero opposed; zero abstained.

### **Old Business**

15. **Housekeeping/Council Business**: Introduce new issues for consideration by the Council at its next meeting for placement on the next Board/Stakeholders meeting agenda.

Mr. Martinez reminded that funds must be allocated by around June 13<sup>th</sup>; the MHNC may have a Special Board Meeting to finish allocating funds. He encouraged Board Members to contact him with their availability.

16. **General Public Comments** -- There were no public comments at this time.

### 17. **Adjournment**

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

**MOTION PASSED** with no objection.

The Meeting was **ADJOURNED** at 9:10 p.m.

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