

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



**MISSION HILLS
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Minutes of the
**MISSION HILLS NEIGHBORHOOD COUNCIL (MHNC)
SPECIAL JOINT ZONING AND LAND USE COMMITTEE, AND BOARD MEETING**
Monday, June 15, 2015

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: 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** – Committee Chair Borzou Rahimi introduced himself and called the Meeting to order at 6:30 p.m.
2. **Pledge of Allegiance** – Committee Member Clint Scott led the Pledge of Allegiance.
3. **Roll Call**

Roll Call was taken by the Minutes Writer. All three of the three Committee Members were present at the beginning of the Meeting: Raymond Garcia, Borzou Rahimi and Clint Scott. No Committee Members were absent. The MHNC quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) is two (see <http://empowerla.org/wp-content/uploads/2012/05/Mission-Hills-NC-Bylaws.pdf>), so the Committee could take such votes. All three of the three Committee Seats were filled. No Committee Seats were vacant. Also attending: 26 Stakeholders and Guests.

4. **Approval of Minutes** February 24, 2015 Meeting.

It was noted that “February 24” should be “May 18.”

MOTION (by Mr. Scott, seconded by Mr. Garcia): The Mission Hills Neighborhood Council approves the Minutes of its May 18, 2015 Committee of Governors Meeting as written.

MOTION PASSED unanimously by a voice vote.

New Business

5. **Status** on the Hope of the Valley Property on Sepulveda Blvd:

Ken Craft, President and CEO of Hope of the Valley Rescue Mission, displayed and described the site plan and presented copies of a “Building hope: Capital Campaign 2014-2016” brochure. They “purchased the property across the street from the Mission Hills Police Station” for \$1.6 million; “renovation has begun” expected to finish by September 29th and “we hope to have it open in October.” It will be “a recuperative shelter”; he described medical care available. He said they will not accept walk-ins; “it’s a closed-end facility,” though “we can’t force them” to stay on the property, but most do. He met and is working with the Police. The City Attorney visited the facility last week. He described three zones the City designated for such facilities. Their plan is “to open 30-bed shelters across the Valley . . . without a CUP or a Variance.” Volunteer opportunities are available and they accept donations of clothing and money.

6. **Discussion and possible action** on proposal for new medical office: Offices to be located @ 15555 W, San Fernando Mission Blvd Mission Hills.

A representative displayed a site plan and said the currently vacant lot was bought in 2012 and is approved for a medical/office building. The developer requested modification to a one-story dental- or medical-only 2,700 square-foot building that would hold one or two medical or dental offices. Hours of operation are expected to be 7:00 a.m. – 9:00 p.m. It would have the required 14 parking spaces. Mr. Rahimi requested and the representative agreed to provide a plan for the entirely illuminated signs. There will be six-foot high fencing “where possible.” Construction is planned for 2016. They received Planning Dept. approval but had not yet presented to the L.A. Building and Safety Dept. Mr. Rahimi noted that “the previous approval is completely different from this” and requested that the representative return to the Committee before presenting to Building and Safety.

7. **Discussion on possible action** on the Historic Nature of the Bowling alley Building Located at 10430 Sepulveda Blvd Mission Hills: Possible application for nomination of the building to the City of Los Angeles for historic designation.

Primestor/Mission Hills Plaza CEO and Co-Founder Arturo Sneider (888.722.3702; MissionHillsPlaza@Primestor.com; <http://www.primestor.com>) said they are “studying” the bowling alley’s history and historical elements in regard to whether it is

eligible for historical status. He said “the site is not big enough to have a movie theatre” but they are working to “make it an attractive place to be.”

8. **Discussion** on a possible Development of a Senior Housing Project: Project location is on a vacant land located between I-5 and 405 freeways, north of the Eden Memorial Park.

Copies were distributed of an aerial view of the area. A representative said that, originally, an approximately 116-unit housing subdivision was planned for the site, then withdrawn. He said “it’s . . . a little over 28-29 acres.” Development ideas are encouraged. Mr. Martinez encouraged outreach to Stakeholders about the land use preferences. There was discussion that it is too early in the process for the Committee to take a position.

The Zoning and Land Use Committee part of this Meeting was Adjourned at this time of 7:41 p.m. and the Board of Governors Meeting was called to order at 7:41 p.m. by President Jesse Martinez

Roll Call was taken by the Minutes Writer. Ten of the 12 Board Members were present at the beginning of the Meeting: Jose Arevalo, Maribel Carrillo, Raymond Garcia, Christopher Jacobo, Tom Johnson, Jesse Martinez, Borzou Rahimi, Clint Scott, Richard Tocher and Mayra Torres. Two Board Members were absent: Mooshy Ghassedi (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 26 Stakeholders and Guests.

9. **Discussion and possible Board [Committee] action** on providing funding to the LAFD for Ice Machine: Station 75 Requesting funding for a commercial ice machine in the amount of 3,259.40

Mr. Martinez explained the above.

FUNDING MOTION (by Mr. Scott, seconded by Mr. Tocher): The Mission Hills Neighborhood Council will provide funding to the LAFD for Ice Machine: Station 75 Requesting funding for a commercial ice machine in the amount of \$3,259.40.

FUNDING MOTION PASSED unanimously by a roll call vote of the 10 eligible voters present with all 10 in favor (“Yes” or “Aye”) (Arevalo, Carrillo, Garcia, Jacobo, Johnson, Martinez, Rahimi, Scott, Tocher and Torres); zero opposed; zero abstained.

Board Member Maribel Carrillo recused herself and left the room at this time, making nine Board Members present (the MHNC quorum is seven).

10. Discussion and possible Board [Committee] action on the request Funding request from MEND: Request from MEND for funding in the amount of \$1,000.00

Mr. Martinez explained the above. There was discussion that MEND [Meet Each Need With Dignity; 818-897-2443; www.mendpoverty.org] provides many free medical services to low-income Stakeholders, many of whom live in Mission Hills.

FUNDING MOTION (by Mr. Martinez, seconded by Mr. Rahimi): The Mission Hills Neighborhood Council allocates funding to MEND [Meet Each Need With Dignity] in the amount of \$1,000.00.

FUNDING MOTION PASSED unanimously by a roll call vote of the 10 eligible voters present with all 10 in favor (“Yes” or “Aye”) (Arevalo, Carrillo, Garcia, Jacobo, Johnson, Martinez, Rahimi, Scott, Tocher and Torres); zero opposed; zero abstained.

Board Member Maribel Carrillo returned to the room at this time, making 10 Board Members present (the MHNC quorum is seven).

11. Discussion and possible Board [Committee] action on funding to fix laptop: MHNC laptop needs work done on it.

Mr. Martinez explained that the laptop computer works but needs electronic cleaning.

FUNDING MOTION (by Mr. Scott, seconded by Ms. Carrillo): The Mission Hills Neighborhood Council allocates up to \$300 to fix its laptop computer.

DISCUSSION: There was discussion of low- and no-cost computer repair services.

FUNDING MOTION PASSED unanimously by a roll call vote of the 10 eligible voters present with all 10 in favor (“Yes” or “Aye”) (Arevalo, Carrillo, Garcia, Jacobo, Johnson, Martinez, Rahimi, Scott, Tocher and Torres); zero opposed; zero abstained.

12. Discussion and possible Board [Committee] action on Funding for a file cabinet: File cabinet needed to store MHNC paper work.

Mr. Martinez explained the above.

FUNDING MOTION (by Mr. Martinez, seconded by Mr. Johnson): The Mission Hills Neighborhood Council allocates up to \$300 to purchase a file cabinet to store MHNC paperwork.

FUNDING MOTION PASSED unanimously by a roll call vote of the 10 eligible voters present with all 10 in favor (“Yes” or “Aye”) (Arevalo, Carrillo, Garcia, Jacobo, Johnson, Martinez, Rahimi, Scott, Tocher and Torres); zero opposed; zero abstained.

13. Discussion and possible Board [Committee] action on Neighborhood Council Budget Package Fiscal Year 2015-2016

Copies were distributed of Budget Package information. There was discussion of MHNC annual Budget allocations. Mr. Martinez reminded that DONE [the L.A. Dept. of Neighborhood Empowerment; 213-978-1551; 818-374-9953; www.EmpowerLA.org] suggested allocating up to \$5,000 for the 2016 Election.

FUNDING MOTION (by Mr. Martinez, seconded by Mr. Rahimi): The Mission Hills Neighborhood Council allocates the following for its Fiscal Year 2015-2016 Budget:

Category 100 Operations: \$10,000;
Category 200 Outreach: \$16,000;
Category 500 Elections: \$5,000;
Category 400 Neighborhood Purposes Grants: \$1,000; and
Category 300 Community Improvements: \$5,000.

FUNDING MOTION PASSED unanimously by a roll call vote of the 10 eligible voters present with all 10 in favor (“Yes” or “Aye”) (Arevalo, Carrillo, Garcia, Jacobo, Johnson, Martinez, Rahimi, Scott, Tocher and Torres); zero opposed; zero abstained.

The Board completed the Budget Package’s annual Outreach Survey and the Strategic Plan.

MOTION (by Mr. Johnson, seconded by Mr. Tocher): The Mission Hills Neighborhood Council approves its Fiscal Year 2015-2016 Strategic Plan.

MOTION PASSED unanimously by a roll call vote of the 10 eligible voters present with all 10 in favor (“Yes” or “Aye”) (Arevalo, Carrillo, Garcia, Jacobo, Johnson, Martinez, Rahimi, Scott, Tocher and Torres); zero opposed; zero abstained.

MOTION (by Mr. Johnson, seconded by Mr. Garcia): The Mission Hills Neighborhood Council approves its Fiscal Year 2015-2016 Outreach Survey.

MOTION to CALL FOR THE QUESTION (by Mr. Johnson); no objection.

MOTION PASSED unanimously by a roll call vote of the 10 eligible voters present with all 10 in favor (“Yes” or “Aye”) (Arevalo, Carrillo, Garcia, Jacobo, Johnson, Martinez, Rahimi, Scott, Tocher and Torres); zero opposed; zero abstained.

The Board reviewed and answered questions of its 2014-2015 Self-Assessment.

MOTION (by Mr. Johnson, seconded by Mr. Rahimi): The Mission Hills Neighborhood Council approves its Fiscal Year 2014-2015 Self-Assessment.

MOTION PASSED unanimously by a roll call vote of the 10 eligible voters present with all 10 in favor (“Yes” or “Aye”) (Arevalo, Carrillo, Garcia, Jacobo, Johnson, Martinez, Rahimi, Scott, Tocher and Torres); zero opposed; zero abstained.

Board Members Tom Johnson and Clint Scott left at this time, making eight Board Members present (the MHNC quorum is seven).

Old Business

MOTION (by Mr. Tocher, seconded by Mr. Martinez): The Mission Hills Neighborhood Council approves the Minutes of its May 11, 2015 Board of Governors Meeting as written.

MOTION PASSED unanimously by a roll call vote.

14. Housekeeping/Council Business -- There was none at this time.

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

16. Adjournment

Mr. Martinez declared and it was agreed to **ADJOURN** the Meeting at 9:00 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>.