

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



**MISSION HILLS
NEIGHBORHOOD COUNCIL**
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Minutes of the
**MISSION HILLS NEIGHBORHOOD COUNCIL (MHNC)
GENERAL BOARD MEETING
Monday, October 5, 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 6:46 p.m.
2. **Pledge of Allegiance** – Boy Scout Troop 104 led the Pledge of Allegiance.
3. **Roll Call**

Roll Call was taken by Maribel Carrillo. Nine of the 11 Board Members were present at the beginning of the Meeting: Jose Arevalo, Maribel Carrillo, Raymond Garcia, Christopher Jacobo, Jesse Martinez, Borzou Rahimi, Guillermo Salamanca, Clint Scott and Richard Tocher. Board Member Mayra Torres arrived later. One Board Member was absent: Tom Johnson (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://mhnconline.org/wp-content/uploads/2014/09/Mission-Hills-NC-Bylaws.pdf>), so the Board could take such votes. Eleven of the 14 Board Seats were filled (by election or appointment) Three Board Seats were vacant: Business Owner, Organizational and Renter. [To apply, see <http://mhnconline.org/about-mhnc/board.>] Also attending: 44 Stakeholders and Guests.

4. **Executive Officers Report.** – There was no report at this time.

5. **Approval of Board Minutes** September 14, 2015.

The following corrections were requested: page six, Item #14: *“Board Member Guillermo Salamanca recused himself and left the room at this time, making seven Board Members present”* should be *“Board Member Borzou Rahimi recused himself and Guillermo Salamanca also left the room at this time, making six Board Members present”*; **MOTION PASSED** unanimously by a roll call vote of the seven eligible voters present with all seven in favor (“Yes” or “Aye”) (Garcia, Jacobo, Johnson, Martinez, Rahimi, Tocher and Torres); zero opposed; zero abstained; one recused (Salamanca)” should be **MOTION PASSED** unanimously by a roll call vote of the six eligible voters present with all six in favor (“Yes” or “Aye”) (Garcia, Jacobo, Johnson, Martinez, Tocher and Torres); zero opposed; zero abstained; one recused (Rahimi)”; and *“Board Member Guillermo Salamanca returned to the room at this time”* should be *“Board Members Borzou Rahimi and Guillermo Salamanca returned to the room at this time.”*

MOTION (by Mr. Martinez seconded by Mr. Arevalo): The Mission Hills Neighborhood Council approves the Minutes of its September 14, 2015 Board of Governors Meeting as corrected.

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, Jacobo, Martinez, Rahimi, Salamanca, Scott and Tocher); zero opposed; zero abstained.

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), was not able to attend and there was no report at this time.

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

* Mayor Eric Garcetti office East Valley Field rep. – No representative and no report.

* 39th State Assembly District Patty Lopez: Field Rep.

Ricardo Benitez, Field Representative for State 39th District Assemblymember Patty Lopez (818-504-3911; Ricardo.Benitez@asm.ca.gov; <http://democrats.assembly.ca.gov/members/a39>), introduced Ronnie Veliz, District Coordinator for Assemblymember Lopez (Ronnie.Veliz@asm.ca.gov), who presented Certificates of Appreciation to Stakeholders Pamela Cardello and Joe Lozano, and the MHNC and Board Members Jesse Martinez and Richard Tocher.

Mr. Veliz reported that Governor Brown signed Assemblymember Lopez' bill about wildlife. They are working on "immunization verification" and more.

- * 29th District Congressman Tony Cardenas Field rep. – No representative no report.
- * 18th District California State Senate Field rep. – No representative and no report.
- * CD7 Council-member Felipe Fuentes Office – No representative and no report.
- * Any other Officials or reps that may have been left out.

Mr. Martinez announced a possible future Special Meeting to support the Sunland-Tujunga Neighborhood Council regarding their office and that all 96 Neighborhood Councils were asked for support. He later announced that the North Valley Military Institute will honor veterans on November 13th.

- * 29th District Congressman Tony Cardenas Field rep. -- No rep. and no report.
- * CD7 Felipe Fuentes Office update on medians in Mission Hills and other action items. – No representative and no report.
- * Any other Officials or reps that may have been left out

[*The following report was made after Item #16.*] David Gonzalez, Education Deputy for LAUSD Board Member Monica Ratliff (ofc. 213-241-6388; David.Gonzalez@lausd.net; <http://Ratliff.LASchoolBoard.org>), noted that Ms. Ratliff represents San Jose Elementary School and the North Valley Occupational Center.

8. Briefing on Committee activities.

Outreach: Richard Tocher

Mr. Tocher reported that "we've partnered with Chapel of the Cross on their Health Fair November 1st, 11:00-2:00, 10000 Sepulveda Blvd.

Zoning and Land Use: Borzou Rahimi

Mr. Rahimi reported that the Committee supports the project at 15533 San Fernando Mission Blvd. The Committee next will meet Monday, October 19th.

Public Safety: Tom Johnson

Mr. Martinez reported that last Saturday's Valley Disaster Preparedness Fair was "a great event."

Beautification: Richard Tocher

Mr. Tocher reported that Ms. Cardello presented cleanup information to the Committee. Also, "we're gathering a database of needed sidewalk repairs . . . sign up to get . . . on our list . . . DontTrashMissionHills.com."

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

Approve MHNC August/ September expenditure report.

Copies were distributed of the August and September 2015 Monthly Expenditure Reports (MER's). Ms. Carrillo reviewed the August MER; expenses were \$409.77, the balance was \$41,549.13.

FUNDING MOTION (by Mr. Rahimi, seconded by Mr. Tocher): The Mission Hills Neighborhood Council approves its August 2015 Monthly Expenditure Report as presented.

FUNDING 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, Jacobo, Martinez, Rahimi, Salamanca, Scott and Tocher); zero opposed; zero abstained.

Ms. Carrillo reviewed the September MER; expenses were \$1,824.28, the balance was \$39,724.85.

Board Member Mayra Torres arrived at this time, making ten Board Members present (the MHNC quorum is seven).

FUNDING MOTION (by Mr. Rahimi, seconded by Mr. Tocher): The Mission Hills Neighborhood Council approves its September 2015 Monthly Expenditure Report as presented.

FUNDING MOTION PASSED by a roll call vote of the ten eligible voters present with nine in favor ("Yes" or "Aye") (Arevalo, Carrillo, Garcia, Jacobo, Martinez, Rahimi, Salamanca, Scott and Tocher); zero opposed ("No" or "Nay"); one abstained (Torres).

New Business

10. Primestor: Purpose is to answer any questions the community may have on the new Olivo shopping center.

Vanessa Delgado, Primestor Director of Development (888.722.3702; MissionHillsPlaza@Primestor.com; <http://www.primestor.com>), updated and displayed a site plan. They have presented before to the MHNC. "The Habit" restaurant was signed today to be part of the center. There will be a Target Express. There will not be a Home Depot or Lowe's; the property is much too small

for a store that large. After the plan is approved by the City, they will present it to the MHNC Zoning and Land Use Committee. There will be Hearings “for about three months,” possibly starting in December; eventually the City Council will decide. Some demolition may start in January; she stated that “the bowling alley is not going to get demolished.” “It’ll take about 11 or 12 months to finish . . . the site . . . is about 12 acres.” She said “it’s probably going to be a 24 hours” gym; she will ask their management to present to the MHNC regarding people’s preferences and classes. Primestor was unable to get a Porto’s Bakery because Porto’s wants multi-level parking, which is not part of this project. She said about Millie’s Restaurant that “we want them to stay” and upgrade. “Anna’s went out of business as a company.” The bank will stay; she said “we’re trying to get them to improve their façade.” There will be “all new sewer, water” and other lines. She believed that trash storage and pickup will be far enough from nearby homes, an estimated 45-50 feet. They will remove the Columbus driveway to reduce traffic and noise “burden” for those residents.

- 11. Discussion and possible Board action** on the Zoning & Land Use Committee’s recommendation for approval and support of a new four story over subterranean garage Senior Assisted Living with Memory Care project with 119 Units/191 Beds at 15533 W. San Fernando Mission Boulevard: Update on the project from the ZLU committee.

Representative Athena Novak and Architect Davis Haround displayed a site plan and renderings and presented. They described the 40,231 square-foot, one-acre State-licensed project west of Sepulveda at Marklein Ave. next to the Valero gas station. There is C-2 zoning in front and R-1 in back and the site is surrounded by commercial activity. The project would have studios and bedrooms . . . 71% will be for assisted living; 29% will be for memory care . . . it will not exceed 45 feet in height . . . will have . . . shuttle services . . . 11,885 square feet of community rooms and outdoor . . . area. The Code is 55; they’ve provided 65 parking spaces. Mr. Haround said “there’s going to be about 50 parking spaces underground” and “full-time security.” Maybe five or six caretakers will be onsite during the day, less at night. Construction is expected to take 18-24 months. Ms. Novak said rents will be “approximately \$2,000 per month.” They will decide whether pets are allowed. There is only one home adjacent to the property. There will be Hearings with public comment. Mr. Rahimi clarified that “we’re not approving the project,” just supporting “the use.”

MOTION (by Mr. Rahimi, seconded by Ms. Carrillo): The Mission Hills Neighborhood Council approves the recommendation of its Zoning and Land Use Committee to support a new four-story over subterranean garage Senior Assisted Living with Memory Care project with 119 Units/191 Beds at 15533 W. San Fernando Mission Boulevard.

MOTION PASSED by a roll call vote of the ten eligible voters present with nine in favor (“Yes” or “Aye”) (Arevalo, Carrillo, Garcia, Jacobo, Martinez, Rahimi, Salamanca, Scott and Torres); zero opposed (“No” or “Nay”); one abstained (Tocher).

12. Election Procedures Stipulation Worksheet: Required by EmpowerLA

[*This Agenda Item was addressed after Item #14.*] Mr. Tocher reviewed the Worksheet. The MHNC Election will be Saturday, April 2, 2016 from 10:00 a.m. - 2:00 p.m. at Chapel of the Cross Church. Ballots will be in English, Spanish and Tagalog. The Election Committee Chair is Mr. Rahimi; the Co-Chair is Ms. Torres.

MOTION (by Mr. Tocher, seconded by Ms. Torres): The Mission Hills Neighborhood Council submits the Stipulation Worksheet to EmpowerLA as described.

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, Jacobo, Martinez, Rahimi, Salamanca, Tocher and Torres); zero opposed; zero abstained.

13. Request for funding of 500.00 for the YMCA's annual Thanksgiving Basket program: provides meals for over 3000 families each year.

Holly Rasey, Director of Development, North Valley Family YMCA, (818-271-5059; HollyRasey@ymcala.org; <http://www.ymcala.org/north-valley>), said “the Y is open to” people of all faiths and “no faith.” She described their Thanksgiving giveaway in which they “work with 41 elementary and middle schools in the area”; Principals submit names of families that need help. Volunteers distribute the food at the schools. The Y also fundraises with “supporters and friends” and elected officials.

FUNDING MOTION (by Mr. Scott, seconded by Mr. Garcia): The Mission Hills Neighborhood Council will allocate up to \$500 for the YMCA’s annual Thanksgiving Basket program.

FUNDING 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, Jacobo, Martinez, Rahimi, Salamanca, Scott, Tocher and Torres); zero opposed; zero abstained.

FUNDING MOTION (by Mr. Martinez, seconded by Mr. Rahimi): The Mission Hills Neighborhood Council will allocate up to \$500 for the YMCA’s annual Thanksgiving Basket program as a Neighborhood Purposes Grant from Budget line Item #400.

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

Board Member Clint Scott left, making nine Board Members present (the MHNC quorum is seven).

14. Motion to move 1,500 from outreach category to NPG category: Purpose is to cover board action from September meeting.

FUNDING MOTION (by Mr. Martinez, seconded by Ms. Carrillo): The Mission Hills Neighborhood Council approves moving \$1,500 from outreach category to NPG category.

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

Old Business:

15. Housekeeping/Council Business

Mr. Martinez indicated the Outreach Committee will suggest a Board Retreat date.

16. General Public Comments

Lloyd Spears represents 12 acres “adjacent to the San Fernando Mission. He reported that the property, zoned R-4, may be for sale within one year and that the adjacent church wants to extend the cemetery to the north. He noted that another developer could develop a very large multi-unit apartment complex on the property.

17. Adjournment

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

MOTION PASSED with no opposition.

The Meeting was **ADJOURNED** at 8:28 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>.