



May 8, 2024  
Neighborhood Meeting Recap

Attendees:  
(alphabetically)

Malek Adel  
Angela Bellias  
David Brewer  
Deborah Brosseau  
John Bwarie  
Carol  
Mary Casella  
Pamela Clay  
Jason Cottis  
Brandi D'Amore

Linda Deutsch  
Brian Dyer  
Jodi Ehrlich  
Anne Fitzgibbon  
Beverly Freeman  
Adam Hashemi  
Jan Hohenstein  
Alexa Iles-Skarpelos  
Schelley Kiah  
Kwock Koe

Hope Ledding  
Mary Ledding  
Heather Mata  
Namita Rathi  
Jack Rosenfeld  
Andy Swanton  
Emma Taylor  
Anji Williams  
Kelly Ziegler

## I. Welcomes & Introductions

Alexa Iles Skarpelos, HDCA President  
Email: [alexa@hollywooddell.com](mailto:alexa@hollywooddell.com)

## II. Updates From Local Officials & Reps

**Heather Mata**, LAPD Senior Lead Officer Area 6A15  
Email: [40988@lapd.online](mailto:40988@lapd.online)

### Crime Stats Update

- Hollywood Division overall, violent crime is up 2% (over last year)
- Hollywood Division overall, property crime is down 5%
- In Basic Car Area 6A15 violent crime is up 17%
- In Basic Car Area 6A15 property crime is down 10%

### Recent Incidents in Our Neighborhood

#### **Friday, May 3, 2024**

Incident related to a vacant property at 2048 Holly Drive. A couple walking their dog got into a dispute with someone who was one of several individuals squatting at the vacant property. Jodi was able to alert the property owners about clearing and securing the property. This house was purchased a year ago and there is a planned development going in (small lot subdivision with multiple units).

#### **Graffiti in The Ivar Tunnel**

Over this past weekend there was large-scale message (LA IS NOT SAFE) with disturbing images (figures holding firearms) painted in the Ivar tunnel. It has been cleaned up. Heather discussed this with the other Hollywood Division SLOs and so far it appears an isolated incident. They are keeping track to see if anything similar occurs.

## **Tuesday, May 7, 2024**

In the morning (between 8 – 9 am) there was a radio call to 6425 Weidlake Drive. The call was in response to a sexual assault. There was a significant LAPD response, including an airship overhead. Several officers with their weapons drawn took the suspect into custody.

This address is currently being used as a recovery / sober living house. A company named “Ritz Recovery” is operating two, if not three of the Dan Fitzgerald houses on Weidlake Drive.

### National Night Out Event

Save the date Tuesday, August 6, 2024 for the annual National Night Out in Hollywood!

This year the event will be a block party next to the Hollywood Police Station & LAFD Station 27 (Cole Avenue between Fountain Avenue and De Longpre Avenue).

**Emma Taylor**, District Director, CD4 – Council Member Nithya Raman’s Office

Email: [Emma.Taylor@lacity.org](mailto:Emma.Taylor@lacity.org)

### Vacant Property 2048 Holly Drive

Emma spoke with Officer Mata about the vacant house. CD4 has reached out to LADBS. They are in the process of getting demolition permits. So far none of their permit requests have been approved. LADBS process seems to be stalled. CD4 is pushing things along.

### Sober Living Facilities

There have been several big court cases about sober living facilities. They are not regulated differently than any type of residential housing unless they are advertising that they provide medical services. People with addiction are classified as “disabled” and have all of the protections associated with that.

*Q: What about running a business in a RI Zoned neighborhood?*

*A: Legally it is viewed as any landlord / tenant relationship.*

Sober living facilities can still be considered nuisance properties if there are a lot of incidents that create complaints from neighbors. It’s important that the SLO be aware and monitor problems, and that neighbors keep track of any issues.

This issue comes up regularly at the state level – we should reach out to our state reps to see if there’s a way to craft a bill that will address it.

*Note: in the last six months there have been 35 calls for service at the 4 Fitzgerald houses on Weidlake Drive. Other than the assault on May 7<sup>th</sup> they haven’t seen any other criminal calls.*

Malek: I live on that street and compared with the previous tenants at these locations who were creating huge party house issues. She hopes that we can work with them to handle the problems so they can continue.

*Q: How many people are allowed at a given house for sober living? Do we know how many are there?*

Emma: The number of people who can stay at a sober living property is capped at 8.

### Hiring of CD4 Field Rep for Our Area

Emma had been very close and that candidate took another position.

She has another person who will be meeting with the CM this week and hopes to have news within the next couple of weeks.

### LA City Budget Crisis

They are working on prioritizing and figure out where they can cut back without impacting city services.

### Legacy Business Program

This program has resources for businesses who have been operating for at least 20 years. They provide technical assistance, promotional support, and access to grants and government.

To find out more: <https://ewdd.lacity.gov/index.php/local-business/legacybusiness>

### Memorial Day Weekend

They have already requested support and additional officers in the hillside areas that get a lot of traffic / activity over any holiday weekend. This primarily impacts the Lake Hollywood area.

They are also trying to have the LAPD party car on patrol that weekend.

### Short Term Rental Enforcement

HDCA has written a letter to the Mayor to consider STR enforcement during the budget planning.

Key points are:

- Hosted vs. Un-hosted Rentals
- Overlays or restrictions in areas such as Very High Fire Hazard Severity Zones
- Inspections and Insurance
- Better oversight and real consequences to those who are non-compliant
- Public Portal doesn't function properly

Emma asked us to send her the letter for their reference.

*Q: How can we deal with the huge encampment on Franklin that has a public health and safety issues.*

While it is technically on the south side of Franklin, and therefore in CD13...what is CD4 doing to work with CD13 on encampments like this?

One of the challenges with doing outreach with RV dwellers is that they are reluctant to come inside if it means losing their most valuable possession (the RV). CA State Assembly Member Rick Chavez Zbur has introduced a bill (AB 2525) to allow CAL TRANS the ability to lease property (\$1 - \$25 per month) to public agencies (Los Angeles) to allow for RV storage.

AB 2525: <https://trackbill.com/s3/bills/CA/2023/AB/2525/analyses/assembly-transportation.pdf>

*Q: Is there anything LAPD can do about the RV encampment and especially the BBQ which is a fire danger?*

A: SLO Mata said that there are meetings with CD13 reps every week. If any vehicle, RV, car or whatever is being used as a dwelling, LAPD is prohibited from towing them. LAPD is not allowed (unconstitutional) to remove any of their property. It's not illegal to possess a BBQ.

### Other comments:

As we get closer to the Olympics and FIFA and other large events that create conditions for STRs, there should be a public information campaign so people understand what the rules are.

Many people assume their ADU's can be rented out as STRs – but that is not allowed under the ordinance.

CM Raman should support requiring ALL the platforms (not just AirBNB) being included

There is a property on Holly Drive that has 4 units being rented out as STRs and the owners don't live on property and haven't for years.

Is there a heat map that shows data homeless encampments and which ones have been reached out to, how long have they been there, etc.?

Emma:

Don't use MyLA311 to report encampments. It's best to use the Homeless Outreach Portal: (<https://www.lahsa.org/portal/apps/la-hop/>) to ensure the report gets to the right people.

### III. HDCA Business

#### **HDCA Letter: Short-Term Rental Enforcement**

The HDCA board has drafted a letter to Mayor Bass asking for her to prioritize the oversight and enforcement of short-term rentals in Los Angeles when she prepares her budget.

#### **Hollywood Center Project Update**

The Millennium Partners have scrapped the massive project planned for the area around the Capitol Records Building. April 19, 2024 the developers submitted a letter to the LA Dept. of City Planning withdrawing their massive (two towers, one 46 stories and one 35 stories) mixed use project with over 1,000 residential units. They still have plans for a 15-story office complex.

The Millennium Partners are New York-based. They first submitted their Hollywood project proposal in 2008. Since then, they have been in the news for their failed “leaning and sinking” tower in San Francisco. Two of the LA City Council members who approved their Hollywood project have been indicted in a bribery scandal. And, in 2014 USGS reviewed reports and soil samples for the project site and determined that the project fell within an active earthquake fault zone.

It was noted in our meeting that Attorney Robert Silverstein was a key player in calling attention to the flaws in this project. He represented the *Stop the Millennium Hollywood* grassroots group and successfully won a lawsuit in 2015 that determined the City of LA violated the law in approving the original EIR.

Thank you to everyone who worked on giving public comment on the Draft Environmental Impact Report that was released on April of 2020, and who wrote personal letters to the Planning Department about your concerns. Despite the fact that we were in the early months of a global pandemic and under emergency “shelter at home” orders our requests for the public comment period to be extended were denied. Hollywood Dell volunteers pored over the 3,000+ page DEIR to craft a comprehensive community response by the June 1, 2020 deadline.

#### **SB 9 Ruled Unconstitutional**

In April, LA County Superior Court Judge, Curtis Kin, ruled that SB 9 unconstitutional because:

1. It doesn't “ensure access to affordable housing,” (below market rate) which was the law's stated purpose.
2. It infringes on Charter Cities' rights to run and manage their municipal affairs. By definition, Charter Cities have supreme authority over municipal affairs. (vs. general law cities that are subject to state law regardless of whether the issue concerns municipal affairs).

As of May 2024 this ruling affects five cities: Redondo Beach, Carson, Torrance, Whittier and Del Mar. It is expected that it will eventually invalidate the law in all 121 Charter Cities across California, including Los Angeles.

#### CA State SB 9 Overview

SB 9 was designed to streamline the process to allow for a duplex (2 units) on a single-family zoned lot. It also allows for “urban lot split” – which takes a single-family lot, splits into 2 smaller lots (which can have up to 2 units per lot) changing a previously single-family home up to a 4 unit property: [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202120220SB9](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB9)

*There is an owner occupancy requirement – to prevent speculators. This requires the owner to live in one of the units for three years from the time they get approval of the lot split.*

Be advised that changing a property may impact the property tax. If your lot is kept in tact, Prop 13 status will not be jeopardized. If you split the lot, one lot keeps Prop 13 status, the second lot will be reset.

For further info:

<https://www.kqed.org/news/11984016/judge-rules-california-split-lot-housing-law-unconstitutional>

<https://www.latimes.com/homeless-housing/story/2024-04-29/law-that-ended-single-family-zoning-is-struck-down-for-five-southern-california-cities>

### **Community Grant Program**

Live Nation Hewitt Silva is funding an annual \$100K program to award community grants for those nearby neighborhoods most impacted by Hollywood Bowl activities.

Each neighborhood can apply for up to \$20K. LA County Parks Foundation (LACPF) will administer the program. Submissions are due Friday, May 31, 2024 (5pm). The Grant Awards will be announced in late June. The HDCA board will meet to discuss possible projects.

**John Bwarie**, Stratiscope / Hollywood Bowl / LAPHIL

Email: [john@stratiscope.com](mailto:john@stratiscope.com)

John shared some of the responses from the Community Pancake Breakfast hosted by the Hollywood Bowl last Saturday. The event was well attended and it was great to see lots of Hollywood Dell neighbors there.

He confirmed that we would have our Hollywood Bowl vouchers in time for the Block Party. He also mentioned that there would be additional FREE tickets this season (like last year) to premium shows. These are special perks for 2024 HDCA members.

## **IV. Misc. Upcoming Events & Announcements**

### **Hollywood Community-Police Advisory Board Meeting**

Thursday, May 16, 2024 (5:00 pm)  
Hollywood Community Room  
6501 Fountain Avenue (at Wilcox)

### **Pamela Clay Performing**

Friday, May 17, 2024 (5:00 pm)  
The Gardenia Supper Club  
7066 Santa Monica Blvd.  
(323) 467-7444 for reservations

### **Memorial Day**

Monday, May 27, 2024

### **Pollinator Garden Grand Opening Event**

Saturday, June 1, 2024 (10:30 am – 1:00 pm)  
Hosted by LADWP at Lake Hollywood  
Free parking outside the Weidlake Drive entrance.

### **Annual Hollywood Dell Summer Block Party & Pet Parade**

Saturday, June 8, 2024 (3:00 pm – 7:00 pm)  
6300 Block of Ivarene Avenue (between Vine & Willetta)

*Meeting Adjourned at 8:39 pm*