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AREA 3 COMMITTEE / HOUSING COMMITTEE Hollywood Hills West Neighborhood Council February 7, 2016, 6:00 PM

Minutes

33 stakeholders in attendance

- I. Call to order and welcome. 6:07 PM.
- II. Approval of December 12, 2016 minutes
 - A. Motion to approve- stakeholder
 - B. Second- stakeholder
 - C. Approval- 4 Yes, 0 No
- III. Area 3 Planning and Land Use
 - A. 1749 North Las Palmas Avenue & 6710 West Yucca Street – Planning Dept. #s CPC-2014-4901-DB & ENV 2014-4902-CE. The applicant, has applied to the City's Planning Department for permission to demolish an existing two-story, 15-unit apartment building and the construction, use and maintenance of a seven-story mixed-use development containing 70 residential units – 7 which will be Very Low Income Households – 3,117 square feet of ground floor retail, measuring 71 feet in height. The project is requesting it be exempt from CEQA, reduce parking 20 39 residential stalls, with 70 long term bicycle parking stalls, and change the required 19 foot rear-yard setback to 10 feet. Currently, the plot is zoned C-4.
 - i. General Council for owner states:
 - 1 Want to make sure community input is given
 - 2 15 unit currently only 7 are occupied
 - 3 Proposed 70 units- mixed use with retail on the ground floor
 - 4 Out of 70 units, 7 will be low income and current residents will have first right of refusal.
 - 5 Outdoor space will be roof top- including BBQ, pool and deck with landscape
 - 6 Hours of operation will be regulated
 - 7 Parking: 8 spots will be provided including HC
 - 8 Bike parking
 - 9 Rights to parking at the Rubix building will be utilized to support parking requirement
 - 10 Currently updating air quality report to insure no impact on school, senior center or rec center
 - 11 Waste water update: has been addressed

- 12 Historic: Hollywood Heritage at current stage does not hold any historic value
- 13 Mixed use: 3117 sq ft
- 14 Architecturally: goal is to “clean up the block”

ii Comments

Need for translation into Spanish

Board Members:

BM: How many one bedroom, two bedrooms, and rent?

Response 12 studios, 32 1 bedrms; 26 -2 bedrooms

Rent not yet determined

BM: parking not sufficient, not everyone uses bikes, this is a car town and parking will impact the street.

Response: Assembly Bill744 allows the ratio we are providing- As of now, we could take 100's of spaces at Rubix by entitlement.

Rubix resident: Are the parking spaces on Las Palmas or McCadin

Response: Required parking at Rubix is 400 spaces- our ownership rights is 211 spaces. We propose a walk route from Yucca side of the street

Stakeholder: I don't think this will work as it's so difficult to find parking in the area now and it's very inconvenient to have to walk an additional block from the units. How is this walkway to be developed.

Safety of Rubix residents is a problem with use of the garage off McCadin. Parking spaces being removed from Rubix residents and traffic congestion at that entrance.

Will people from your building have assigned spaces: Yes 39 “marked” spaces.

Affordable units will be per Ellis act requirements- Currently \$542-626+ per month

Parking Board Member. Planning on selling parking spaces and will exceed number now

What is being done with the additional spaces?

A: Not going to sell spaces. 39 exclusively to building entitled. Others: daily parking, visitor with allotment on time. 3rd, no allotment and have to give up.

BM: they will be utilized. Was any study done on the impact on the garage entrance?

A: Yes, there was a report and study. Things looking at construction, daily trips peak hours, traffic hours. Where parking spots physically dedicated, street width, driveway access and what direction as well as fees. Not keeping it as is.

What is the commercial use in mind for retail?

A: Not necessarily going to be commercial. What is proposed live/work space. Art studio, music studio. Not a high grad of traffic coming in and out. Allow for work related issues as well as hobby. In the works Doesn't want to be the usual.

To clarify, the space for the use, 3117 feet, utilizing for five (600 fsq). Tentatively set for five. Not coming back for alcohol license.

In terms of community and stakeholders, news from rooftop decks – no party deck, no fire pits creates more noise. Created a very specific area of a barbecue. Stakeholders may not want it. Overhanging decks more of a nuisance than architectural feature. Inset with solid rails and not open rails so personal effects less visible. Not a fan of this look. Want rather a Hollywood historic feel. No attempt to address the architecture in terms of

Not the finished projects. Several more years. Will bring back something else. A little bit of Hollywood.

Trying to create walkable streets. Would like to see developers bringing back more attractiveness to the area. Widening walkways, landscape.

Brian comments: 417 Rubix spaces: 211 to this project for a total of 628 spaces

Entry to the spaces will be off Las Palmas; Rubix residents enter parking off McCadin.

Parking is part of existing units. But they will only get half a space????

Owner of current building: the leases will be reviewed and some have parking with their unit.

Current Resident: Very difficult to park right now. We need parking for each unit.

Will affordable units match existing? Yes

Will rent stay the same as it is now? We are under rent control. RSO units.

They indicate that they don't have to match the number of units being taken away.

Rent will be based on their current income level and this will be reviewed. Developer will work with residents and the City to assure that what they are paying now, they will be paying in the future.

Owner indicates that leases were signed many years ago and may not be the same residents in the lease now. If the new owner did not exercise his 90 day right to review the lease rent, he waived his right to review the rent in the future.

Trash pick up: Not yet developed- but will be picked up on the street.

Will Yucca be widened? No, but sidewalk increases in width.

Lighting is terrible. What are the plans for lighting? There will be lighting on the side of the building.

CEQA exemption? Because of Canyon School- School issue is environmental impact.

Based on “project would not result in any significant effects relating to traffic, noise, air quality or water quality.

Residents indicate current units are not well taken care of and calls for repairs do not receive responses

Building has been neglected badly. I have been living there from 1990. I have roaches. My son is sick, I have leaks. A meeting with housing at the city has been scheduled.

I have been calling about leaks in the roof since December. Owner indicates he will address the issues.

An inspection by housing needed.

Since November, resident has brought repairs to the attention of the owner with no response.

Just because AB222 says you don't have to bring back all RSO units. Why won't you bring back all the 15 units? The NC should not support this.

I respect your thoughts, but no one is being displaced. All 7 residents will be given the opportunity to a new unit.

Why are the other units empty? What is at the heart of AB222. No interest in the units. They could be rented out. Have they been listed? They are being used for short term rental.

I have people on my wait list that need affordable housing: Make the 15 units affordable-or negotiate with me. Rent control people have a right to be paid depending upon the years they have been here.

Economic feasibility study indicated that the development would not pencil out with a reduction in units or increase in affordable units.

Project to be tabled without action to take more time to review and respond to developer requests.

It will be brought back in March and ask the City to keep the file open.

Can we arrange a walk through of the existing building?

We want to get the best project for the residents in the area and that all the rights of the tenants and the owner are taken into account.

B. 1719 Whitley Ave – Planning Dept. #s DIR-2016-4920-SPR & ENV-2016-4921-EAF. The application is asking permission to demolish an existing complex of 40 apartment units and replace with a 156 room, 10 story hotel, providing 122 parking spaces and 16 bicycle parking spaces.

i Owner representative canceled due to illness.

IV. Area 3 Support

- A. Yucca Community Center: Discussion of monetary support for Yucca Community Center's Spring Holiday Program. Possible motion and vote. Secret Restaurant- Went to PLUM- still cannot resolve Hookah
 - i. Motion: That the Area 3 Committee approve that \$500 be requested of the HHWNC Board to be given to the Yucca Community Center for their Spring Holiday Event. Approved Unanimously.
 - ii. Motion moves to the Board for final approval.

V. Old Business; New Business

- A. Secret Restaurant- Went to PLUM- still cannot resolve Hookah
- B. Mayor Candidate forum- Feb 15th. At American Legion Hall
- C. Next PLUM meeting in March- Standard 9- Why we cannot request that buildings look like Hollywood

VI. Public Comments: comments from the public on agenda items and non-agenda items within the Committee's subject matter jurisdiction.

- A. Stakeholder: I have lived on Whitley (a bike route) for 7 years and I am a bike rider and wanted to introduce myself to talk about biking in the neighborhood.
- B. Concern about all the Hotels in the area and how they are taking away from affordable housing.
- C. Please sign up as a stakeholder to make sure your vote counts.

VII. Decision on next meeting date(s) (undecided)

VIII. Adjournment: 7:59