

PLUM Committee meeting on May 4, 2017

Minutes

The meeting began at approximately 6:05 p.m.

PLUM Committee members Patty Dryden, Orrin Feldman and Danielle Mead were present. The number of committee members present was insufficient to establish a quorum. So, all the agenda items were discussed, but no votes were taken.

Approximately 30 stakeholders were present.

1. 6650 Franklin - proposed Montecito II

On behalf of the applicant, Thomas Safran & Associates, Dana Sayles made a short introductory presentation about the Montecito II apartment building, which would be built over the existing garden and part of the parking lot at the site. The proposed new building, the Montecito II, would be 77' high with six stories. It would provide 68 affordable senior housing units with parking for 104 cars and 74 bikes.

Ms. Sayles said the bike parking spaces number might be changing if and with changes expected to be made to the City's regulations requiring bike parking.

There were numerous questions and comments from the committee members and stakeholders, including several residents of The Montecito and their relatives. There were numerous questions about the Hollywood earthquake fault which seems to be either under or near the proposed building's site. Another question was whether The Montecito's registry on the National Register of Historic Places and with the State and City would require the garden and apartments' views to be preserved.

The discussion ended with an understanding that the discussion would be continued with a fuller presentation and more discussion at the PLUM Committee's next meeting.

2. 1719 Whitley Avenue - a proposed eviction of tenants and conversion to becoming a hotel.

Orrin Feldman summarized a status report from Matthew Hayden, who is representing the owner of the property. Mr. Hayden had reported that the owner is preparing a report about the property's history for Hollywood Heritage, and that the owner is continuing to work on tenant relocation issues. While the proposed project is in the Planning Department's expedited processing section, Mr. Hayden undertook to provide the PLUM Committee and HHWNC Board with an opportunity to review the proposed project before any Planning Department hearing(s).

3. 6615-6619 Hollywood Boulevard - The Dudes Brewing Company

Nick Leather from the Elizabeth Petersen Group and Toby Humes, the Dudes Brewing Company president, came back to present some changes to their initial application.

They said that sidewalk dining along Hollywood Blvd. was not going to be requested, that an application for a variance for the proposed second floor outdoor dining patio with 95 seats had been filed with the City's Planning Department, and that the second floor outdoor dining patio would have some sound absorption or deadening materials added, and would be closed at 10 p.m. daily.

There was a discussion about whether the second floor outdoor patio dining could meet the legal requirements for a variance. Several committee members and stakeholders voiced strong support for the proposed project, including the second floor outdoor dining patio, on the basis that the proposed project had been much improved. The PLUM Committee's chair noted that, in his opinion, even though the legal requirements for granting a variance were unlikely to be (able to be) satisfied, it was likely that the Planning Department would grant the variance request.

4. 1905 Grace Avenue - a proposed small lot subdivision.

The proposed project includes (i) restoring an existing home, and (ii) building a three unit small lot subdivision which would take up the west portion of the site, which currently is a parking lot.

The applicant, 1905 Grace Associates, LLC, was represented by Louisa Van Leer and Hamilton Architects.

The proposed project was presented and discussed. The applicant had purchased the property with the intention of demolishing the existing home, and building a new apartment building on the site. But, when the property was designated as an historic cultural monument, that option was no longer available.

The discussion largely was about what the three additional units' exteriors really would look like. The buildings would be 3 stories and 35' in height. There were additional questions as to whether the size of the units would be large enough for residents, and whether the proposed arrangements for parking and garbage pick up(s) would be satisfactory.

The discussion ended with the understanding that the discussion would be continued with a further presentation and discussion at the PLUM Committee's next meeting.

5. There were no public comments on non-agendized items.

6. The meeting was adjourned at 7:59 p.m.