

AREA 3 COMMITTEE / AREA 4 COMMITTEE /HOUSING COMMITTEE
Hollywood Hills West Neighborhood Council
October 10, 2017, 6:00 PM
Hollywood United Methodist Church, 6817 Franklin Ave, Los Angeles, CA 90068

MINUTES

- I. **Call to order and welcome.** 6:08 PM
- II. **Approval of July 10, 2017 minutes.** Deferred to next meeting.
- III. **Hollywood Community Plan Update**

LA City Planning has released the initial text of the Hollywood Community Plan Update 2 (HCPU2) and is asking for public comment. The Hollywood Community Plan is a blueprint for guiding change in Hollywood and contains policies reflecting a future vision for neighborhoods and designates land for the range of uses needed, including jobs, housing, transportation, open space and amenities.

The Area 3, Area 4 and Housing committees will discuss the HCPU2 to offer feed back to the HHWNC Board to be collated with other Area and Issue committees of HHWNC. The Board will then present the feedback to LA City Planning. **Possible motion and vote.**

Board Member (BM): There is no DRAFT EIR available yet to the Plan. But important to let the City know what we want for our areas. During last HCPU, the City only allowed 2 week response during Holiday Season. Question if we will ever see the DRAFT EIR.

A lot of the plan is to address State Legislation regarding Global warming. AB 32, AB 1358 Complete Streets, Sustainable Communities and Climate change act. Now 35 more legislative acts coming in to control global warming. If something isn't working, we need to highlight alternatives to the theories being implemented.

SH: this is like the road diet on the Westside. KFI guys went and talked to people in cars. Everyone laughed about road diets. Not one sided with it at all.

BM: Correct. That is what we have to let City and State know.

BM: Would like to focus on Land Use and Urban Form, Public Realm and Open Space, Preservation (new in the plan, the City is understanding citizens want preservation), will forgo Mobility since it was handled in another meeting in summer, and also Implementation. All handouts are online. Go block by block and comment on. Not showing what is on the 1988 Community Plan.

Above Franklin, in Area 3, we have buildings coming in asking for variances. South of Franklin, properties will be asking for variances to push through Cahuenga Pass. The Grid has the zoning changes for the areas. 3:2B is between Franklin and Yucca up to Wilcox. We will discuss that. Behind that is TOC. This is the first time North South corridors allow for height. Usually it was East West that allowed for height.

BM: You can't move on Cahuenga.

BM: We need to invite planners while it is happening. Before Bowl season is over. The building across from the Soccer field on Yucca, did 15 feet (instead of 10) six story building without affordable units. Any other building can come in and request a variance for that height. This community plan has Hollywood Overlay Implementation Zone. Off of La Presa local residential One. Is that the tree problem at Wonderview? (space variation in Area 4 looked at on HCPU2 map. Is at the end of Los Tilos Drive according to the maps.) Asking to change from public facility to residential. Move on to 67. They want to drop the RD1. Change Subarea 67 from schools and churches to entirely residential.

BM: We need to put somewhere homeless shelter. Is this an attempt to keep homeless shelters out of this area? If you want to build up, as the City says, this is build down. JJJ has passed and HHH. Let this not be my neighborhood.

BM: Are you saying to keep it as it is.

BM: Yes.

BM: This use will not change what it is. This is not a building issue, this is a land issue.

SH: It's a neighborhood and preserve existing neighborhood.

BM: those areas marked 3:1A High Medium Residential South of Franklin. Want to remove commercial out of that Area. And remain 45 feet height limit. OK with that?

SHs, BMs: Yes.

SH: Q conditions put a limitation on the use. Not limitation on density.

BM: 1VL in an R4 Zone, want to change from 45 foot maximum with 3 stories to 30 feet two stories. You cannot put in 10 foot stories, has to be 15 foot stories.

SH, & BM: Approve 31:D areas.

BM: In 3:1B is a reduction of what they want to be. Completed Area 4 changes.

BM: 3:2B used to be commercial in this Area. Now want to change to High Medium Residential. The existing height limit is 60 feet. Would like to request to reduce to 45 feet because of the inability to widen Franklin.

SH:BM Yes

BM: 3:3 Limit to 45 feet and not allow 60 feet. Only residential. Not able to get emergency support services into the area. Franklin is reduced to two streets.

BM: Too dangerous with the cars and the sidewalks.

SH: Yes

BM: Subarea 2:1. Three secondary highways feeding into the Freeway.

BM: They use it to get to Burbank, the Bowl, the Valley. It blocks traffic all the way to Melrose.

BM: 2 and 2:1 reasons for change. Housing, jobs, neighborhood compatibility and neighborhood design. It doesn't do any of those.

SH: Wanted to buy out Burt's for a year.

BM: We want less. Medium residential. 45 foot height limit.

BM: Want 30.

BM: 45 is reasonable.

BM: We want Cahuenga to be 3:1 residential.

BM: Kevin de Leon said.

SH: Nimby's and NC's stop things. SB 35 will allow at least 10% affordable housing no Environmental Review needed. It has passed the State legislature.

BM: 3:3, Below Yucca. High residential now. Currently R5-2 zone (multiple dwelling, limited ground floor commercial, clubs, lodges, hospitals, hotels).

BM: All this under Yucca? Where are the preservation plans. They want to change.

SH: For those parcels we suggest not commercial uses.

BM: Existing FAR is 1:6.

SH: Lalinda (on Whitley) is 6 stories. Building above the building next door.

BM: 3:3 The overturned community plan said for this neighborhood to have higher on the Boulevard, then step back to 60, then 45. This is just everything 60. If you talk to Hollywood Heritage and their lawsuit against the CRA, what they proposed with City planning to do a dog-bone style, lower homes in between smaller structures.

BM: Motion: Would like area to emulate what is on the west of Highland. It should be 3:1A.

BM: You are proposing those areas 2:1A and 2:1 changed to 3:1A.

SH: Second

SH: You could argue that you are asking for buildings below what is current.

BM: You can keep the historical buildings as high. If you are going to bring every building up to Fontenoy, it would lose its view shed. Second is the traffic infrastructure. We don't have the infrastructure to support heights.

SH: In following State mandates, City is putting in TOC. However, transit ridership is less than it was years ago. The idea of building higher and reducing bus services. Maintain or increase service. Don't reduce the options. The City's policies don't support the State's rolls.

SH: Los Angeles is too spread out.

BM: New York is different. You have the infrastructure to go from Manhattan to New Jersey. Can not take NY example and apply it to CA. Have to go to Sylmar for the Dr. assigned. Can't use the bus for that.

BM: Amended motion, in such that Franklin Avenue is reduced to two lanes between Highland and Cahuenga, bus service has been reduced because of lower ridership, emergency services are prevented by already existing traffic from getting to residents, and the 18 year use of the Redline has not proven to mitigate any of the above, including increased use of Hollywood Boulevard, the uses of which remove parking from residences - that the Area 3 / Area 4 / Housing committees of the Hollywood Hills West Neighborhood Council (HHWNC) request that HHWNC request of the Planning Department to alter the following proposed changes of the Hollywood Community Plan Update, 2:1, 2:1A, 3:2, 3:2C, 3:3 and 3:4 in Area 3 and Area 4 be changed to 3:1A. (in accordance with P1.10)

SH: Second.

BM: The proposed FAR, were talking in 2, went from 0.5 to 1.5. Now I see 3:3. Is that higher.

BM: No change. The maximum height is 45 feet. On the Cahuenga corridor Planning wants to increase it to 150 foot stepped back. This is a request to keep it at 45 feet. Developers would have to request a variance.

BM: They don't listen to us.

BM: Right now there is no limit.

(Discussion on what FAR is and how it can be varied in structure).

BM: Parks and Open Space has left out Las Palmas Senior Center. (OS 1XL)

SH: Need open space in case of Earthquake.

SH: What is the designated use for Las Palmas Senior Center. If any feel a number that needs changing.

SH: Rooftops as open space. Page 13-8.

BM: Put a motion on the table

SH: Motion: That Area 3, Area 4, Housing Committee meeting LU 4.6, 4.7 request that the HHWNC Board state to Planning that their needs to be a firm "Implementation Plan" and that it is a requirement, not an encouragement. LU 6.6 That the language be changed that rooftops within 1000 feet of residential be not allowed.

SH: (continued) PR 2.2. has no implementation plan. Motion: That the HHWNC request of the Planning to strike PR 2.2 as developers are already required to have open space per Zoning Code Section 12.21G2. PR 2.2 creates double-dipping. The solution should be at the design stage including rooftops and balcony and or Plaza. Plaza should not be incentivized.

SH: Second

SH: Motion on the floor.

BM: Put them all together, vote and then present to the Board.

SH: PR 3.10. Rooftop tracks.

SH: This goes into LA Times articles on Black Lung, especially children and seniors who will have lifelong damage. Using rooftops and balconies in vulnerable area, you are exposing them. Rooftops and balconies are a health hazard within 500 feet of a highway. Makes more sense to waive the requirement than satisfy it in an unhealthy area. Lives near condos within 100 feet of a freeway. Should get rid of that.

Motion: Prohibit rooftops within a freeway zone. Plan needs to be specific with as to what safety conditions are.

SH: Second

SH: P1.8, 1.9 Motion: that P1.8 and 1.9 be requirements in Area 3 and Area 4, since they have POZs and are on the national registry.

SH: P1.10 Motion: that the HHWNC support 1.10, Program number P40, but in the implementation on page include Hollywood Boulevard Historic Core.

BM: Starting at LU1.1, any comments?

SH: Looking at the program page, have a lot of difficult with the policy.

BM: LU1.1 Agree with the neighborhood character but the plan is only about Hillside in implementation. The Plan needs to point out that areas earmarked for TOC conversion, or other conversion, also have neighborhood characteristics and policy should be the least damaging for "all" neighborhoods.

BM: Not vote on tonight, get the language in to vote on it.

BM: LU1.2, needs to be put into implementation.

BM: Doesn't want implementation because of luxury housing.

BM: LU 1.3. See Area 3 , Area 4 comments on height limits.

BM: LU 1.4 – Wait for HHWNC to clarify.

BM: LU2 are single family residential and hills.

BM: LU2.5, include Hollywood Heights and Whitley Heights preservation overlay zone.

BM: LU 3.1, see Area 3, Area 4 comments.

BM: LU3.2, LU3.3, LU3.4 see Area 3, Area 4 comments

BM: LU4.1, P8 & P9. See Area 3, Area 4 comments.

BM: LU4.2, - 4.7, Agree with but needs and implementation plan. Want 50% affordable.

SH: May support State legislation. Santa Monica just passed affordable housing. The State has now passed a law to write inclusionary processes.

BM: But in TOC / JJJ, they can add density bonus up to 80% if within quarter mile. That's why it is important to get it in the community plan. The community plan will trump JJJ.

BM: All LU5, should be encouraged. However, LU5.2. Should not be 24/7 but limited to the hours of Metro operation.

BM: LU5.4, LU5.5 Agree.

BM: Page 3-16 "Regional Center." The Dream Hotel is not a "boutique hotel." It counts 178 rooms. The travel industry discerns boutique hotels as 10 – 100 "intimate" rooms. HHWNC should encourage planning to change the picture to a more appropriately scaled depiction of a "boutique". The 58 room "Redbury" on Vine and Hollywood would be a more appropriate depiction (closed July 2017).

BM: LU6.1 Area 3, Area 4 commented that commercial not be in our area.

BM: LU7.2, propose to Mandate affordability near transit.

BM: LU7.2

BM: Do not decrease parking.

SH: City will push back because of State pressure. The only area that works to get rid of traffic is to reduce parking.

BM: Gas prices. Single use has moved up to 80% driving during this time. The only thing that reduced it was gas prices.

SH: The only thing in "Planning" to show that has proven to increase ridership is reducing parking. We can say we don't want to reduce parking.

BM: I would like to see the studies.

BM: I have a space, if there isn't a space for two cars, they will not rent it. Don't know how reduced parking will take care of it.

SH: The TODs are failing.

BM: 7.4, Do not decrease parking. provide current studies on current buildings as to how effective implementation has been. Since 1999 the Red Line has been in operation. We should have studies that confirm whether or not the Red Line is working to achieve the State's mandates on global warming mitigation and affordable housing.

SH: What about Uber?

BM: Doesn't decrease trips. It decreases the warehousing of cars.

BM: LU8s are N/A.

BM: Agree with LU9s

BM: Agree with LU10s

BM: LU11.1, include earthquakes in Disaster preparedness

IV. Old Business; New Business

SH: Hollywood Community Plan the same time that JJJ, State Mandates, Affordable Housing, the Zoning Book. Consider looking at it, because Q conditions regarding land use and D relating to density. ReCode LA will get rid of Q conditions. If the City is telling this plan will incorporate those, they will be removed with ReCode. We need to emphasize to the City that we won't allow the Community Plan be approved and then disarmed by ReCode.

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

BM: Dumping furniture in alley. Manager turning a blind eye. Homeless are camping on the furniture. We need to hold a homeless meeting.

SH: Tenants Union will hold "Days of Rage," protest march in Hollywood. "Homes not Hotels." October 27.

VI. Decision on next meeting date(s) Tentative Monday, 13, 2017 per venue availability.

VII. Adjournment: 9:01 PM.