

# CITY OF LOS ANGELES

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## HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

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## HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL PLUM COMMITTEE MEETING

September 6, 2018

6:00 pm

**Will and Ariel Durant Library Branch  
7140 Sunset Blvd, Los Angeles, CA 90046**

**Directions:** East of N. Fairfax Ave and West of N. La Brea Ave of Hollywood Blvd. Building is accessible and free parking is available behind the building.

HHWNC's PLUM committee meeting will be held in the library's community room, which is just off the lobby entrance. The meeting will start at 6 p.m. The meeting will be over at or before 8 p.m.

The PLUM committee consists of HHWNC's 1st vice president, and the chairs of the following issue committees: transportation, business, infrastructure, housing and environment. In addition, the area chair for any agenda item's site will have a vote on the PLUM committee for that agenda item. Four of the committee members must be present in order to establish a quorum to take any votes on agenda items.

The public is encouraged to attend and make public comments, but does not get to vote on agenda items. The public is requested to fill out a "Speaker Card" to address the committee on any item on the agenda prior to the committee taking action on an item. Public comments on agenda items will be heard when the item is considered. Comments from the public on non-agenda items within the committee's subject matter jurisdiction will be heard during the public comment period for non-agenda items and, within the discretion of the committee's presiding chair, when other agendized items are being considered. Public comment is limited to two (2) minutes per speaker unless waived by the presiding chair of the committee.

Agenda items may be taken out of order. Motions may be taken on any agenda item. Any action taken would then be referred to the Hollywood Hills West Neighborhood Council's board (as a recommendation) for further consideration and action.

The library is located at the intersection of Sunset Blvd. and Detroit, which runs south from Sunset Blvd. Free parking is available in the library's parking lot, which is entered from Detroit. The library is ADA accessible. If anyone has any disability related concerns, please email [vicepresident@hhwnc.org](mailto:vicepresident@hhwnc.org) for assistance ahead of the meeting.

**THE AMERICAN WITH DISABILITIES ACT** – As a covered entity under Title II of the Americans With Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting our neighborhood council’s coordinator, Lorenzo Briceno at (213) 978-1551 or email to [Lorenzo.Briceno@lacity.org](mailto:Lorenzo.Briceno@lacity.org)

**PUBLIC ACCESS OF RECORDS** – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: [www.hhwnc.org](http://www.hhwnc.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Orrin Feldman, Board Vice President, at [vicepresident@hhwnc.org](mailto:vicepresident@hhwnc.org).

**ALL ITEMS LISTED ON THIS AGENDA ARE SUBJECT TO:  
POSSIBLE ACTION, INCLUDING A BOARD MOTION AND  
VOTING ON THE MOTION.**

**AGENDA**

- 1. Welcome, general comments and committee member introductions.**
- 2. A brief update on 7500 Sunset Boulevard’s hearing at the City Planning Commission on August 23, 2018.**
- 3. Consider approving draft minutes of prior meeting held on July 12, 2018.**

**4. 7700 Briar Summit Drive**

American Tower LLC wants to make a number of changes to the facilities at the cell tower site at the top of Briar Summit. The Planning Department’s Mulholland Design Review Board will be reviewing American Tower’s “Rebuild Briar Summit” proposal. No hearing date has been set yet.

The proposal will include (i) removing two existing cell phone towers, adding a new and taller/larger lattice configuration tower, (ii) making some repairs to the existing buildings, and (iii) adding some landscaping.

Arvin Norouzi of The Derna Group, which is American Tower’s representative, will be presenting the proposed project.

**5. 6523 W. Hollywood Boulevard**

Adolfo Suaya, the building’s owner, has applied to the City’s Planning Department for approval for a Type 47 restaurant license for Suite 3 in the building under a master plan for 5 spaces serving alcohol, which was the subject of a 2015 case (no. ZA-2014-2008(MCUP)). In the current case, Mr. Suaya is asking the Planning Department to approve the new license without any public hearing. The current case no. is ZA-2018-4517.

Michael Gonzales, Esq., Mr. Suaya's attorney, has been invited to make a presentation about the new restaurant's operator and operations, or to send a representative to do so.

#### **6. 1451 N. Gardner Street**

At the committee's previous meeting on July 12th, The Electric Owl restaurant undertook to provide more food options during brunch and lunch times. On the basis of those undertakings, which included menus, HHWNC's Board voted on July 18, 2018, to support the restaurant's application to confirm its conditional use permit (CUP) to sell a full line of alcoholic beverages for on-site consumption at the restaurant.

A subsequent site visit revealed that there was no brunch or lunch service on the day of the site visit, which was Thursday, July 25, 2018 around 1:30 p.m.

Matthew Hayden, the restaurant's representative will be attending to participate in a discussion with regard to how the restaurant will operate, and whether HHWNC needs to modify and/or remove its support for confirming the CUP.

The Planning Department's case no. is ZA-2012-2019-CUB-CU-PA1. The CA CEQA no. is ENV-2018-374-CE.

#### **7. 7220 W. Sunset Blvd.**

At the committee's July 12, 2018 meeting, the committee asked the Domino's Pizza's employees to come back with the franchise operator(s) to discuss (i) whether they've obtained a change of use approval and certificate of occupancy for their business at this site, and (ii) their pending request to the City's Planning Department to ask the department to approve extended operating hours beyond those hours otherwise allowed under the City's commercial corner regulation(s). Domino's proposed hours of operation would be from 10 a.m. to 12 midnight on Sundays through Thursdays, and to 1 a.m. on Fridays and Saturdays.

The pizzeria provides take out and deliveries. There is no on-site dining.

The Planning Department case no. is ZA 2018-846-CU. No hearing date has yet been set.

Dave Fluker, Domino's representative, will also be participating in the discussion on Domino's behalf.

#### **8. 8000 W. Sunset Blvd.**

Rock N Roll Sushi restaurant has applied to the City's Planning Department to renew its Type 47 conditional use permit to sell a full line of alcoholic beverages for on-site consumption in connection with its restaurant's operations. The existing restaurant is 3,903 square feet with 128 interior seats and a 575 square foot outdoor patio with 40 seats. The proposed hours of operation would continue to be 4 p.m. to 2 a.m. daily.

The Planning Department's case no. is ZA-2018-0681-CUB. The CA CEQA no. is ENV-2018-0682-CE.

The Planning Department held a public hearing on the application on June 20, 2018. HHWNC's PLUM Committee will consider whether (or not) to recommend to HHWNC's Board that HHWNC support the

restaurant's application to renew its conditional use permit.

Tucker Franz and Alex Woo from Genesis Consulting, who represent the restaurant, have been invited to do so at this meeting.

This matter was on the agenda for the July 12, 2018 committee meeting, but was postponed due to unforeseen circumstances.

## **9. 6815 W. Hollywood Blvd.**

The Brewery Dudes craft brewery and pizza restaurant is coming back to HHWNC with a request for support to build a larger restaurant by adding 2,430 square feet on the roof of the two buildings (and already 7,850 square feet of space) which the restaurant will occupy. The restaurant is still under construction.

Last year, Elizabeth Peterson and Nick Leathers shepherded The Brewery Dudes' application to the City (and HHWNC) for a conditional use permit to allow the sale of beer and wine for on and off-site consumption in connection with a restaurant, bowling alley and second floor dining patio. The Planning Department approved the application. Under that approval, the restaurant's first floor would provide 124 indoor seats, including 26 bar seats. The second floor patio would have 95 outdoor seats on the site's east building. The second floor patio's site will be just to the south of the Korean affordable senior citizens' apartment building, which is entered from Whitley Avenue. The Planning Department's case no. for the previous case is ZA-2017-474-CUB-ZV.

The new application asks the City's Planning Department to approve (i) a change of use for the second floor from office space to allow for the restaurant's operation there, and (ii) to add an additional 89 seats and another kitchen on the second floor's rooftop area to the west of where the outdoor dining patio will be.

The 95 seats in the outdoor patio area would be in addition to this application's proposal for 89 new seats inside in the new second floor restaurant space which would be built, which would bring the total second floor seating to 159. The restaurant's seating total would go from 219 under last year's Planning Department approval letter, which is dated July 5, 2017, to 308 seats if the City were to approve the new application's proposed expansion.

Samira Squires of The Elizabeth Peterson Group will be in attendance to discuss the new proposal to add to the initial Brewery Dudes restaurant project, which was approved at the City's Planning Department in 2017.

The Planning Department opened a new case no. for considering this application's proposed expansion, which is ZA-2018-2748-CUB.

## **10. Public comments on non-agendized items.**

## **11. Adjournment.**