

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 November 1, 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 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

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 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.

**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. Consider approving draft minutes of prior meeting held on October 4, 2018.**
- 3. The Planning Department's Proposed Processes and Procedures Ordinance.**

Emma Howard, Council District 4's Senior Planning Deputy, and Tom Rothmann, who is a Principal City Planner in the City's Planning Department, will be coming to discuss the City Planning Department's Proposed Processes and Procedures Ordinance.

The Planning Department has characterized this proposed ordinance as an administrative update and streamlining effort.

On the other hand, others have commented that this as a creation of a new chapter in the LA Municipal Code which would have significant impacts on the way that the planning process is carried out. There is concern that the proposed ordinance would reduce the City Council's role, which under the City Charter is a full legislative authority, by shifting the final decisions in many planning matters to the Director of the Planning Department or to the various Area City Planning Commissions.

The proposed ordinance also seemingly would reduce the notifications provided to neighborhood councils, reduce the opportunities for our City residents to be heard in the planning process, and reduce the opportunities our City residents now have to appeal Planning Department determinations.

In addition, some discretionary entitlement approvals would be turned into ministerial

approvals, which would seem to deprive our City residents possibly of notice of pending requests and the opportunities to be heard. Would this occur if the proposed ordinance is adopted

Is this proposed ordinance a stealth attempt to shift power for much of the City's zoning determinations to unelected bureaucrats in the City's Planning Department?

Specifically, would density bonus requests be determined at the Planning Department without notices and opportunities to be heard? Could the Planning Department override the Baseline Mansionization Ordinance? Could the Planning Department even override specific plans, including the Mulholland Specific Plan and its Mulholland Preservation and Design Guidelines? And, would the City Council still have the ability to adopt motions to override Planning Department and City Planning Commission determinations?

At last month's PLUM committee meeting, there was a public comment asking whether the Planning Department should stop LADBS (Building & Safety) from issuing demolition permits when an appeal on CA CEQA or other grounds (still) is pending at the Planning Department? Whether the rules and outcomes would be the same (or different) under current law, whatever that might be, and under the proposed ordinance, if adopted, also will be discussed.

4. 3077 N. Cahuenga Boulevard (which was discussed previously as 3065-3091 N. Cahuenga Blvd.

Oak Tree Investors filed an application with the City's Planning Department at the end of 2017 to ask for permission and approval to demolish a vacant commercial building there, which had been used as a car repair facility, in order to build a new apartment building there. The Committee considered the proposed project on February 8, 2018, and made recommendations to the Board that the Board should oppose the proposed project for several reasons. The Committee was At a Board meeting on February 21, 2018, the Board voted (18 to 0) to adopt the Committee's recommendation(s).

The Mulholland Design Review Board considered the proposed project at a meeting on July 18, 2018, and largely agreed with the Committee's recommendations. The MDRB continued the case so that Oak Tree Investors could revise their proposed project.

Oak Tree Investors' representatives David Moss and Parma Gosh Roy will be coming back to the PLUM Committee to discuss their revised proposed project, which includes a facade upgrade and a setback along Oakhurst.

The revised proposed project consists of 32 studio apartments and 8 one-bedroom apartments in a new three-story apartment building. Five apartments would set aside for very low income residents.

The building would be 51 feet at its highest point for an elevator or other machinery, but otherwise would be 47 feet high. 51 parking spaces for cars would be provided in two subterranean parking levels; 34 parking spaces would be standard size, 8 parking spaces would be compact size, 2 parking spaces would be disability accessible, and 7 guest parking spaces would be provided. 44 bicycle parking spaces also would provided.

A copy of the revised architectural drawings will be available on the www.hhwnc.org website's PLUM Committee page as a news item in advance of the meeting.

The Planning Department's case no. is CPC-2017-5287-DB-DRB-SPP-MSP.

5. Public comments on non-agendized items.

6 Adjournment.