

# CITY OF LOS ANGELES

CALIFORNIA



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## HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

C/O Department of Neighborhood  
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## HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

### BOARD MEETING

October 16, 2019

6:00 pm

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

### MINUTES

**1. Call to order by First Vice-President, Orrin Feldman called the meeting to order 6:04pm**

Moment of silence for Captain Albert Torres.

**2. Roll Call by Secretary, Britta Engstrom.**

At the time of roll call 11 board members were present. Quorum was established later at 6:20 pm.  
Oren Katz arrived at 6:20 pm, Brian Dyer arrived at 6:35pm.

Absent: Anastasia Mann, Matt Shichtman, Stefan Siegel, Barbara Witkin, Bob Mansell, Daniel Savage,  
Jeff Straebler, Melissa Reeck, and Danielle Mead.

**3. Approval of minutes.** Motion to approve as correct by Jeff Masino, Oren Katz 2<sup>nd</sup>. The motion passed 13-0.

**4. Public Official Reports**

- a) CD4 –Field Deputy, Madelynn Taras, Office of Councilmember David Ryu stated that they had a ribbon cutting ceremony for Aviva Housing, where fifteen families have moved in. The tour buses/transportation committee meeting got postponed but Madelynn will inform those interested when it gets rescheduled so they can come support the bill.
- b) CD13 – Sean Starkey, Office of Councilman Mitch O’Farrell provided an update that this month he and the Councilmember will be in the Hollywood for “Councilmember in Your Corner” on Oct. 26<sup>th</sup> in the Central Hollywood Area. They are looking into Metro Bike share to Hollywood.
- c) 46th Assembly District, Stephanie Mkhlian, Office of Assemblymember Adrin Nazarian stated that 8 bills passed and 2 were vetoed. The Sherman Oaks festival is on Sunday and the Annual Women’s self defense class is on October 19<sup>th</sup>, you can sign up on the district website. Next week is the start of Red Ribbon week. Coffee and bike rides are coming up.
- d) 3rd Supervisorial District, Fernando Morales, Office of Supervisor Sheila Kuehl spoke about people that are on public assistance programs being denied visas or residency. He stated that the Board did

make a motion to look at single use plastics. He reminded stakeholders of Voter solutions for all people regarding the changes to the voting system.

- e) LAPD –Ben Thompson reported that in the entertainment district crimes are down 10% in violent crime, 13% in property crimes. No homicides in the entertainment district. Brian Oliver stated that a large majority of crimes are crimes of opportunity when people aren't paying attention and buried in their phones. There is still a large concern for homelessness.

#### **5. President's Report (Anastasia Mann)**

- a) Anastasia is out of the country until Oct. 24, 2019.
- b) The next meeting date was confirmed for November 20, 2019.

#### **6. First Vice-President's Report (Orrin Feldman)**

- a) NBCUniversal - is the site of Comcast's movie studio, television productions, a theme park and City Walk on nearly 400 acres in HHWNC's Area 2 and City Council District 4. The Evolution Plan is a master plan which governs what NBCUniversal may do on the site through 2035, and HHWNC participated in the decade or so long discussion leading up to The Evolution Plan's adoption by both the City and County of Los Angeles.

NBCUniversal has announced that it plans to transform the Universal Studios Lower Lot into a campus with (i) an Employee Commons building, and (ii) a creative Office building. The site is downslope from the theme park's Frankenstein Parking Garage, and to the North of Universal Hollywood Drive. Previously, there had been erroneous reports that this proposed project would be on the site of the Universal Hilton Hotel, which is not owned by Comcast NBCUniversal.

Over 110 trees, including coastal oaks and black walnuts, will be removed as part of the construction of the two new buildings. NBCUniversal is required under The Evolution Plan EIR, to replace those trees at a 2:1 ratio, but has undertaken to replace those trees at a 4:1 ratio on the property. So, over 400 new trees would be planted to replace the trees which will be removed. Other conservation and recycling/re-use measures will be provided.

Joy Forbes and Christina Michaelis, who are part of Comcast NBCUniversal's Global Real Estate Team, will be leading the presentation to explain the proposed project, including the tree removals and replacements.

Joy and Christina gave a presentation and answered questions from the Board.

- b) 1565 N. La Brea Avenue - is the site of Shin Ramen Restaurant.

The restaurant is a 1,480 square foot Japanese noodle shop in this strip mall, which is located at the southwest corner of La Brea Avenue and Hollywood Boulevard. The strip mall is in HHWNC's Area 7 and City Council District 4.

Timothy Ratcliff, the restaurant's owner, has applied to the City's Planning Department for (i) a conditional use permit to sell beer and wine (only) from 10 a.m. to 2 a.m. on Fridays and Saturdays, but only to 11 p.m. on Sundays and to 12 midnight on Mondays through Thursdays.

The City's commercial corner rules would not allow for the requested hours of operation unless a zoning variance were to be approved. So, Mr. Ratcliff also has applied for a zoning variance to allow for the requested hours of operation, and to allow for the site having only 12 parking spaces when 15 on-site parking spaces otherwise would be required.

At the PLUM Committee's meeting on October 7, 2019, Mr. Ratcliff mentioned that the restaurant also would applying to the City's Bureau of Engineering for permission to have outdoor dining in the patio area in front of the restaurant.

The PLUM Committee's voted (5 to 0) to recommend to the Board that HHWNC support the application for (i) a conditional use permit to sell beer and wine only, but with the requirement that any outdoor dining cease by 10 p.m., and (ii) the discretionary entitlement requests for permission to operate for longer hours than the commercial corner rules provide, and with fewer parking spaces than otherwise would be required.

**Motion:** HHWNC support the application for (i) a conditional use permit to sell beer and wine only, but with the requirement that any outdoor dining cease by 10 p.m., and (ii) the discretionary entitlement requests for permission to operate for longer hours than the commercial corner rules provide, and with fewer parking spaces than otherwise would be required.

Oren Katz made the motion. Naomi Kobrin 2<sup>nd</sup>. The board discussed. The motion was approved 13-0.

Kevin Franklin, the applicant's representative, and Mr. Ratcliff, will lead the presentation. At the PLUM Committee meeting, Mr. Ratcliff agreed to the 10 p.m. closing time for outdoor dining service.

## 7. Treasurer's Report (Matt Shichtman)

### a) Approve September Monthly Expenditure Report

1. **Motion:** The Board of the Hollywood Hills West NC approves the October 2019 Monthly Expenditure Report submitted by Treasurer Matt Shichtman showing that the NC spent \$255.02 in September, had \$222.67 outstanding, and had net available funds of \$37,910.42 available at the end of September. Expenditures in September included \$131.24 for photocopies, \$346.45 in meeting expenses.

Because of when the Monthly Expenditure Report was generated, there were also a few September outstanding expenditures not included, which will appear on November's MER:

- \$6,000 Neighborhood Purpose Grant to Friends of Durant Library
- \$382.20 to City of Los Angeles Publishing Services for Board Member business cards
- \$1,000 to Los Angeles Department of Rec & Parks for Jumpers
- \$235.76 for two reimbursements for committee meeting refreshments

*Which brings the actual Net Available Funds to \$30,292.46*

Motion was approved unanimously 13-0.

### b) Approve Board Action Certification Funds

#### i. Renewal of HHWNC Internet Domain

**Motion:** Approve payment of \$66 to renew the NC's Internet Domain

#### ii. Board Member Reimbursement

**Motion:** Approve reimbursement of Chandan Kaur, Area 2 Chair, for refreshments for the 9/25/19 Area 2 committee meeting in the amount of \$68.25.

Both motions were approved unanimously 13-0.

## 8. Committee Reports

a) **Public Safety (Paul Jenkins)**

- i. Report on LAFD Evacuation Exercise Town Hall held on October 8, 2019
- ii. Hollywood Hills Evacuation is set for Nov. 16, 2019 from 10-11am. Participating residents will be sent notices from the LAFD on [notifyLA](#) (go online to sign up) to evacuate from their homes and go to the LAFD exercise command center (the First Presbyterian Church Parking lot at 1771 Tamarind Ave.). The evacuation location will also have an Emergency Community Fair from 11am-1:30pm.
- iii. Upcoming CPR and 1st aid training on Saturday, October 26th at the LAFD Annex - 1800 N. Bronson Avenue. Great opportunity, sign up at Event Brite.  
<https://www.eventbrite.com/e/the-hollywood-united-neighborhood-council-public-health-and-safety-committee-presents-free-cpraed-tickets-75719221229>
- iv. How stakeholders can participate in the upcoming city wide earthquake practice drill. The Great California Shake Out Drill on October 17th at 10:17am. See the attached flyer.

b) **Area 3 (Brian Dyer)**

- i. Update on FilmLA Meeting- Brian Dyer, Naomi Kobrin and Oren Katz met with FilmLA. FilmLA doesn't want to change their system of permits. Brian, Naomi and Oren would like a 72 hour notice (it is currently 48 hours) and are looking for support to change the legislation to even five days so community members can have more time to react. Naomi stated that if you get a flyer it says to contact the location manager but you should contact Film LA if you have an issue.
- ii. 2000 Highland Avenue, "Roman Gardens" aka "Villa Valentino" was declared a Los Angeles Historic Cultural Monument (No. 397) in 1988. The owners have applied for a conditional use permit to continue renting some of the units as short term rentals, and approval of an existing tower to a maximum nonconforming height of 61 feet, 8 inches (building predates this zoning)

**Motion:** As the City of Los Angeles is currently in a homeless and housing crisis, Hollywood Hills West Neighborhood Council opposes the removal of RSO from the market for transient hotel occupancy. In addition, HHWNC would like 2000 Highland to be in accordance with LA City Ordinance 185931.

**New Motion:** HHWNC opposes any effort to allow any units at 2000 Highland Ave. (Villa Valentino) to be leased out as short term rentals.

Orrin made the motion, Oren Katz 2<sup>nd</sup>. 13-0.

Emma Howard spoke.

Public Comments:

- Annie Gagen
- Jeff McDorougll
- Rina Valentine
- Janet Eisner
- Kendra Weber
- JoAnn Matyas
- Alexander Tatz

All of the comments were in support of the HHWNC motion and opposed Villa Valentino allowing short term rentals such as AirBnb.

- iii. Frymer Construction has applied to LAPD to obtain an LAPD permit, which is referred to as a noise variance, for LADWP to conduct upgrades to its conduits that are underneath Highland. This is necessary for the condos being built at 1840 Highland. The permit would allow approximately 6 weeks of construction outside of the City's normal hours for construction. The work would occur on Monday through Friday nights during the hours of 10 p.m. to 6 a.m., except that the work would occur between 12 midnight and 7 a.m. when there are Hollywood Bowl event nights.

A copy of Frymer Construction's request is attached.

Possible motion and vote.


9. **Public Comments** – Comments from the public on agenda items and non-agenda items within the Board's subject matter jurisdiction. Public comments are limited to 2 minutes per speaker.

-A resident rejected SB 50.

-Alexander Tatz spoke about 1800 Whitley Block PPD (preferential parking district) petition.

10. **Adjournment.** The meeting adjourned at 8:00pm.

Shake  
Out



# Great ShakeOut


Earthquake Drills

## Individuals and Families

**At 10:17 a.m. on October 17, 2019**, millions of people will "Drop, Cover, and Hold On" in The Great ShakeOut, the world's largest earthquake drill ever! All individuals and families are encouraged to participate, either on their own or as part of a larger group.

Major earthquakes may happen anywhere you live, work, or travel. The ShakeOut is our chance to practice how to protect ourselves, and for everyone to become prepared. The goal is to prevent a major earthquake from becoming a catastrophe for you, your organization, and your community.

Why is a "Drop, Cover, and Hold On" drill important? To respond quickly you must practice often. You may only have seconds to protect yourself in an earthquake before strong shaking knocks you down, or something falls on you.



Millions of people worldwide have participated in Great ShakeOut Earthquake Drills since 2008. The Great ShakeOut is held on the third Thursday of October each year.

**Everyone can participate!** Individuals, families, businesses, schools, colleges, government agencies and organizations are all invited to register.

Register today at [ShakeOut.org](http://ShakeOut.org)

HOW TO PARTICIPATE

Here are simple things individuals and families can do to participate in the ShakeOut. Instructions and resources can be found at [ShakeOut.org/howtoparticipate](http://ShakeOut.org/howtoparticipate).

**Plan Your Drill:**


- Register at [ShakeOut.org/register](http://ShakeOut.org/register) to be counted as participating, get email updates, and more.
- Download a Drill Broadcast recording from [ShakeOut.org/drill/broadcast](http://ShakeOut.org/drill/broadcast).
- Have a "Drop, Cover, and Hold On" drill at 10:17 a.m. on October 17. You can also practice other aspects of your emergency plan.
- Discuss what you learned and make improvements.

**Get Prepared for Earthquakes:**


- Do a "hazard hunt" for items that might fall during earthquakes and secure them.
- Create a personal or family disaster plan.
- Organize or refresh your emergency supply kits.
- Identify and correct any issues in your home's structure.
- Other actions are at [www.earthquakecountry.org](http://www.earthquakecountry.org).

**Share the ShakeOut:**


- Have a neighborhood party to discuss preparedness, and register for the ShakeOut.
- Invite friends and family members to register.
- Encourage your community, employer, or other groups you are involved with to participate.
- Share photos and stories of your drill at [Shakeout.org/share](http://Shakeout.org/share).



DROP!



COVER!



HOLD ON!

**As a registered ShakeOut Participant you will:**

- Learn what you can do to get prepared
- Be counted in the largest earthquake drill ever

- Receive ShakeOut news and other earthquake information
- Set an example that motivates others to participate

© 2019



September 25, 2019

Los Angeles Police Department  
Board of Police Commissioners  
ATTN: Board Secretary  
100 West 1<sup>st</sup> Street, Suite 134  
Los Angeles, CA 90012

**RE: Request for Noise Variance**

To Whom It May Concern:

The purpose of this letter is to request a Noise Variance in order to make utility infrastructure improvements required by the Department of Water and Power in relation to a residential project currently under construction at 1840 Highland Avenue, Los Angeles, CA 90028. Details of the request are provided below.

- Dates: 6 consecutive weeks from the date the Noise Variance is issued
- Days: Monday through Friday
- Times: 8-Hour Night Shifts (10:00 p.m. - 6:00 a.m.); except for when there are Hollywood Bowl performances (12:00 a.m. – 7:00 a.m.)
- Location: The Project Site is located at 1840 Highland Avenue, Los Angeles, CA 90028. Work will be performed in Highland Avenue between Franklin Avenue to the north and Franklin Place to the south.
- Scope: The work requires two parts:
  - DWP will perform necessary upgrades at and slightly north of and adjacent to the existing vault via two existing manholes in the 2nd north-bound lane in Highland Avenue (just north of Franklin Place).
  - 1840 Highland Partners, LLC will install approximately 300 feet of new conduit in Highland Avenue that connects to the DWP Improvements. The conduit will travel north and turn into the project site near the northern property boundary near Franklin Avenue. On average, the work will require approximately 10 contractors (operators, spotters, and flaggers) during a nightly shift. Materials will be transported to the site and show up as needed. The work includes the following:

95 N. COUNTY ROAD, PALM BEACH, FLORIDA 33480

- ✓ Demolition of the existing asphalt using jackhammers and concrete saws (excluded from this request conducted during the day only);
  - ✓ Digging an approximately 3-foot wide trench using an excavator and backhoe;
  - ✓ Hauling the dirt offsite by haul truck;
  - ✓ Laying the approximately 300 feet of new conduit by hand;
  - ✓ Encasing the conduit with concrete using concrete mixer trucks;
  - ✓ Backfilling the trench with slurry in lieu of dirt using concrete mixer trucks; and
  - ✓ Laying new asphalt using a dump truck and backhoe to spread the asphalt.
  - ✓ Light trailers (likely only one), pickup trucks, diesel engine trucks, and backup generator (in use part time) will also be required to facilitate the work.
- Justification: In 2013, DCP approved a Site Plan Review for the construction, use, and maintenance of a new six-story, 118-unit project at 1840 Highland Avenue (DIR-2012-1957-SPR-1A). The project includes approximately 166,000 square feet of floor area and 216 parking spaces on an approximately 57,810 square-foot lot. As part of the improvements, the Department of Water and Power is requiring utility conduit upgrades that run north-south in Highland Avenue, connecting to the Project Site.

The improvements require temporary closure of two lanes (2<sup>nd</sup> and 3<sup>rd</sup> lanes). Currently, there are three north bound lanes of traffic and one right-turn lane at the intersection of Highland and Franklin Avenues, thus construction would result in one northbound lane of traffic. Currently, DOT has approved the two-lane closure on Saturdays only between the hours of 8:00 a.m. – 6:00 p.m. for a duration of 6 months. However, it may take up to 8 months to complete the work under the Saturday only restriction. To reduce the impact to the community and minimize transportation impacts, we request the ability to perform the majority of the DWP-required work overnight. Assuming 8-hour work shifts and a 5-day work schedule, this will enable us to reduce construction duration from approximately 6 to 8 months to approximately 5-6 weeks.

- Contact Information:
  - Applicant: Steve Potter, 1840 Highland Partners, LLC, 95 N. County Road, Palm Beach, FL 33480, [spotter6284@outlook.com](mailto:spotter6284@outlook.com), (805) 208-7440
  - On-site Supervisor: John Penfield, Senior Project Manager, Frymer Construction, 2852 S Barrington Ave, Los Angeles, CA 90064, [jpenfield@frymer.com](mailto:jpenfield@frymer.com), (310) 927-4035
- Notification Letter: See attached draft.

For more information, please contact Chris Robertson at (310) 855-2882 or by email at [chris@robertsonplanning.com](mailto:chris@robertsonplanning.com). Thank you for your consideration.

Sincerely,



Steve Potter  
1840 Highland Partners, LLC