

Minutes for HHWNC PLUM Committee meeting on October 7, 2019

PLUM Committee members Orrin Feldman, Danielle Mead, Oren Katz and Jeff Straebler were present. Lincoln Williamson, HHWNC's Area 7 Chair, was present to participate as a committee member with regard to 1426 -1428 N. Fuller Avenue and 1665 N. La Brea Avenue. Brian Dyer, HHWNC's Area 3 chair, was present to participate in the discussion with Charlie Carnow.

The meeting got underway at approximately 6:05 p.m., but a sufficient number of committee members were not present to establish a quorum until approximately 6:35 p.m.

In addition, Emma Howard, CD4's Planning Deputy, was present.

Approximately 20 people attended the meeting.

The draft minutes of the committee's prior meeting held on September 5, 2019, were discussed. A motion to approve the draft meeting minutes, as revised, was approved by a vote of 4 to 0.

1. 1426 - 1428 N. Fuller Avenue — is located in HHWNC's Area 7 and City Council District 4.

The Capital Group Investors, LLC team explained that they had applied to the City's Planning Department for a "by right" project to build a new 5-story 15 unit apartment building above one subterranean level of parking. They had elected to utilize Tier 1 Transit Oriented Corridor incentives to provide a reduced side yard from 8 to 6 feet, and to have their proposed building be 11 feet higher than otherwise would be permissible. The building will provide 13 market rate units and 2 units for low income tenants. 14 of the units would have 1 parking space per unit, and 1 unit would not have any parking space.

Committee members discussed the proposed project's design, and raised concerns about various aspects of the proposed design, including the lack of a parking space for one unit and for guest parking for the entire building, but thanked the Capital Group Investors, LLC team for coming to the meeting to present their proposed project even though there were no discretionary entitlement requests to review and vote upon.

2. 1565 N. La Brea Avenue — is the site of small shopping center in HHWNC's Area 7 and City Council District 4.

Timothy Ratcliff, the Shin Ramen restaurant's owner, and Kevin Franklin, Mr. Ratcliff's representative made a presentation and answered questions about the restaurant's proposed hours of operation for both (i) beer and wine sales, and (ii) outdoor dining hours. They also explained that their application asked the Planning Department to approve a conditional use permit to sell beer and wine (only) for consumption at the restaurant — even though the shopping center had only 12 parking space, rather than the 15 or more parking spaces otherwise required.

They also were asking for approval for the restaurant to operate later than the City's commercial corner rules otherwise would allow. They were requesting 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 Sunday, and to 12 midnight on Mondays through Thursdays.

Committee members asked if there had been any calls for LAPD service relating to the restaurant, and were told that there were no such calls.

Committee member expressed concern about possible noise arising from outdoor dining if outdoor dining were to go beyond 10 p.m.. Mr. Ratcliff agreed to close the outdoor dining at 10 p.m.

Following the discussion, the Committee 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.

3. Charlie Carnow, a research analyst with Unite Here Local 11 in Los Angeles, shared some of his ideas about how the City should consider revising some of its planning goals and provisions.

For example, Charlie suggested that hotels should be considered as “nonresidential” businesses, rather than just being permitted to replace residential apartment units via conditional use permits.

He also suggested it would be appropriate for the City to require affordable housing unit increases, rather than mere replacements, when permitting demolitions to make way for new residential buildings.

A discussion followed.

4. Mihail Kyle Naumovski made a public comments on his concerns about Transit Oriented Corridor incentives. Orrin undertook to invite City Planner Linda Lou to come discuss the topic.

5. The meeting adjourned at approximately 7:55 p.m.