

# CITY OF LOS ANGELES

## HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL OFFICERS

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## HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

C/O Department of Neighborhood  
Empowerment  
3516 N. Broadway  
Los Angeles, CA 90031

TELEPHONE: (213) 485-1588  
FAX: (213) 485-1836  
Toll Free 1 (866) LA HELPS

### HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL PLUM COMMITTEE MEETING Monday, February 3, 2020 6:00 to 8:00 p.m. 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 6:00 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 agenda 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. Consider approving draft minutes of a prior meeting held on January 8, 2020.**
- 3. PLUM Committee Chair's update report** - including w/re: a proposed new hotel at 1700 N. La Brea Avenue, which will be presented at the PLUM Committee's meeting scheduled for March 2, 2020.

**4. 3003 N. Runyon Canyon Road** - is a site in HHWNC's Area 6 and City Council District 4. Manuel Valencia, who owns the 4.5 acre site still has his 2016 application pending with the City's Planning Department. Mr. Valencia's proposed project would treat the existing Headly/Handley House as an accessory dwelling unit, and he has asked the City to approve his proposal to build a new second structure on the site, which is in the midst and at the top of Runyon Canyon Park.

The Heather/Handley House was designed by Lloyd Wright, and the City designated it as LA Historic Cultural Monument #563 in 1992. The Planning Department's environmental case no. is ENV-2016-4180-EIR. The State Clearinghouse no. is 2018041016.

At HHWNC's Board meeting on September 18, 2019, HHWNC's Board passed two motions to oppose Mr. Valencia's proposed project. One motion passed by an 18 to 0 vote. The second motion passed on a 16 to 3 vote.

Nicole Kuklok-Waldman of ColLABorate requested an opportunity at the Committee's November meeting to provide more information about the proposed project. Several

questions from the Committee and other stakeholders still remain unanswered from that meeting.

Mr. Valencia subsequently retained Stacey Brenner of the Brenner Consulting Group to work with Chris Parker of Pacific Crest Consultants to provide additional outreach.

Ms. Brenner will be leading the presentation.

**5. 6541 W. Hollywood Boulevard - is the address for Restaurant 504, which is in HHWNC's Area 3 and City Council District 13.**

The site is owned by Adolfo Suaya's What's On Third, Inc. Three tied lots are there, and total in excess of 28,000 square feet. The site includes several buildings, including Jane's House, which is LA Historical Cultural Monument #227. There are multiple tenants in several of the buildings. The site has frontage on both Hollywood Boulevard and Hudson Avenue.

In September, 2019, the City's Planning Department sent HHWNC a copy of an application Mark England filed on behalf of Idaho Peppercorn LLC for a conditional use permit on behalf of Restaurant 504. The restaurant operated on the site as a tenant of What's On Third, Inc.

The application asked for a permit to allow the restaurant to sell a full line of alcoholic beverages for on-site consumption. The application requested permission to operate the restaurant 24 hours daily, and to sell alcoholic beverages from 7:30 a.m. to 2 a.m. daily even though the City's commercial corner rules otherwise would limit the hours of operation (and all sales) from 7 a.m. to 11 p.m. Mr. England also requested permission to have live entertainment at the restaurant, but would limit the number of musicians to 4 or fewer. The Planning Department's case no. is ZA-2019-5469-CUB. The CA CEQA no. is ENV-2019-5470-CE.

Around that time or soon thereafter, it seems that the restaurant's ownership changed.

It seems that Te'Kila restaurant, another tenant at the same address, is the new owner and operator of the restaurant.

The City's Planning Department will hold a public hearing at 9:30 a.m. on Tuesday, January 28, 2020, in Los Angeles City Hall's Room 1020 to consider the application. We understand and expect that the case file will be held open for a sufficient time for HHWNC's Board to make recommendations via a Board vote and community impact statement filing.

Lee Rabun, the applicant's and Te'Kila's representative, will be making the presentation.

**6. Public comments on non-agendized items.**

**7. Adjournment.**

**PLUM Committee meeting dates scheduled for the rest of the first half of 2020 are set (tentatively) for March 2, April 6, May 4, and June 8, 2020. All of those meeting dates are Mondays.**