

Minutes for HHWNC PLUM Committee meeting on February 3, 2020.

PLUM Committee members Orrin Feldman, Danielle Mead, Luminita Roman, Jeff Straebler and Barbara Witkin were present.

Mary Yarber, HHWNC's Area 6 Committee Chair, was present to participate as a committee member with regard to 3003 N. Runyon Canyon Road. Bob Mansell, HHWNC's Area 5 Committee Chair, and Jeff Masino, HHWNC's Parks and Open Spaces Committee Chair, were present to participate too in that discussion.

Brian Dyer, HHWNC's Area 3 Committee Chair, was present to participate as a committee member with regard to 6541 W. Hollywood Boulevard, where Te'Kila restaurant is located.

The meeting got underway at approximately 6:05 p.m.. A sufficient number of committee members were present to establish a quorum.

Approximately 25 people attended the meeting.

The draft minutes of the committee's prior meeting held on January 8, 2020, were discussed. A motion to approve the draft meeting minutes, as revised, was approved by a vote of 5 to 0.

1. 3003 N. Runyon Canon Road - is the site of The Heather/Handley House, which the City of Los Angeles designated as Historic Cultural Monument #563 in 1992. The site is in HHWNC's Area 6 and City Council District 4.

Manuel Valencia owns the 4.5 acre site. In 2016, he filed an application with the City's Planning Department to build a new house on the site, and have The Heather/Handley House treated as an accessory dwelling unit to the proposed new house.

Mr. Valencia, Chris Parker (Pacific Crest Consultants) and Stacy Brenner (Brenner Consulting Group), Mr. Valencia's representatives were at the meeting. Ms. Brenner made an information presentation about the proposed project, and answered many board members' and stakeholders' questions.

Ms. Brenner explained that the Mulholland Design Review Board had approved the proposed project to include 5,900 square feet of livable space. She said that there would be 4 bedrooms, 4 baths and 1 powder room. An additional 2,600 square feet for mechanical equipment was included in the proposed project. There would be 2 water tanks, 1 back up generator, irrigation equipment and HVAC equipment put underground. i

When asked why the proposed project's square footage seemed to be in excess of 24,000 square feet, Ms. Brenner explained that significant amounts of additional square footage for basements and covered patios was included in the proposed project. She said that, like the mechanical space, the basements and covered patios would be exempt from the square footage which the City would count towards the proposed house's 5,900 square feet of livable space.

Ms. Brenner mentioned that a wading pool, which was the second pool in the original version of the proposed project, was removed as the proposed project was revised.

Some board member and stakeholders disagreed with Ms. Brenner's assertion that the basements and covered patios and other hardscape, such as the remaining pool, would be exempt, and not subject to, the 5,900 square feet livable space limitation allowed at/by the Mulholland Design Review Board.

In addition, Ms. Brenner also explained in response to a question about wildlife on the site, that there were no bats on the property, but that mule deer cross the park. She said there were no protected trees on the site, but that 9 trees would be removed if the proposed project were approved.

There were several questions about a third retaining wall included in the proposed project. Ms. Brenner explained that the third retaining wall would be necessary permit the proposed grading cut material to remain on the site, rather than being exported out of the park.

There were some questions as to whether a haul route would be required for any grading. Ms. Brenner explained that a haul route would be required if a Zoning Administrator were to deny the request for a third retaining wall.

They intended to go back to the Mulholland Design Review Board in March, 2020 or later for final approval of their revised proposed project.

The Planning Department's environmental case no. is ENV-2016-4180-EIR. The State Clearing-house no. is 2018041016.

Orrin and several other Board members thanked Ms. Brenner and Messrs. Valencia and Parker for coming back to make their presentation and take questions.

No motions were made. No votes were taken.

2. 6541 W. Hollywood Boulevard - is the site of there tied lots and several buildings, including Jane's House, which is LA Historic Cultural Monument #227. The buildings have frontages on both Hollywood Boulevard and Hudson Avenue.

Restaurant 504 was one of the tenants of Adolfo Suaya's What's On Third, Inc., which owns the site.

Restaurant 504 had applied to the City in September, 2019, for a conditional use permit to sell a full line of alcoholic beverages in the restaurant for on-site consumption. Around that time, or soon thereafter, the restaurant's ownership changed.

Armen Zadoyan, who owns the Te'Kila restaurant, another tenant at the site, became the successor tenant and operator of the restaurant.

Mr. Zadoyan and Lee Rabun, his representative, were at the meeting. They explained that they were asking to operate the restaurant form 7:30 a.m. to 2 a.m. daily, possibly have live entertainment for 4 musicians or less from 9 p.m. to 11 a.m., but not to have any Happy Hour promotions.

Mr. Zadoyan explained that he was going to operate the Restaurant 504's restaurant space as "SMASH", and that he hadn't quite finished deciding what the menu would be. He mentioned that he operated Kaffe Rouge in Studio City, which is a restaurant and hookah lounge.

Brian Dyer had several concerns about how Restaurant 504 had operated, and how Smash was starting to operate. Messrs. Zadoyan agreed to make a presentation at the next HHWNC Area 3 Committee meeting.

No motions were made. No votes were taken.

3. There were no public comments on non-agendized items.
4. The meeting adjourned at approximately 7:50 p.m.