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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

July 21, 2020

6:00pm

Zoom Meeting Link:

<https://zoom.us/j/94381951936>

Meeting ID: 943 8195 1936

Phone Dial in:

+1-699-900-6993 Code: 94381951936#

In conformity with the Governor's Executive Order N-29-20 (MARCH 17, 2020) and due to concerns over COVID-19, the Hollywood Hills West Neighborhood Council meetings will be conducted entirely telephonically.

Every person wishing to address the Neighborhood Council must dial (669) 900-6833, and enter 94381951936 and then press # to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.

The public is requested to dial *9, when prompted by the presiding officer, to address the PLUM Committee on any agenda item before the Committee takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future committee meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the PLUM Committee. Agenda is posted for public review: on bulletin boards at the Durant Library Branch, Community Center, 11243 Empowerment Blvd, Los Angeles, and electronically on the Hollywood Hills West Neighborhood Council website www.hhwnc.org and on the Department Of Neighborhood Empowerment, www.empowerla.org. You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the PLUM Committee in advance of a meeting, may be viewed at our website at 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 the Board Secretary at secretary@hhwnc.org.

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the committee in advance of a meeting may be viewed at 200 N. Spring Street Los Angeles, CA 90012 and at our website: www.empowerla.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 Name at (213) 978-1551 or email: NCsupport@lacity.org

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

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**ALL ITEMS LISTED ON THIS AGENDA ARE SUBJECT TO:
POSSIBLE ACTION, INCLUDING A PLUM COMMITTEE MOTION AND
VOTING ON THE MOTION.**

PROCESS FOR RECONSIDERATION: The Committee may reconsider and amend its action on items listed on the agenda if that reconsideration takes place immediately following the original action or at the next regular meeting. The Committee, on either of these two days, shall: (1) Make a Motion for Reconsideration and, if approved, (2) hear the matter and Take an Action. If the motion to reconsider an action is to be scheduled at the next meeting following the original action, then two items shall be placed on the agenda for that meeting: (1) A Motion for Reconsideration on the described matter and (2) a Proposed Action should the motion to reconsider be approved. A motion for reconsideration can only be made by a PLUM Committee member who has previously voted on the prevailing side of the original action taken. If a motion for reconsideration is not made on the date the action was taken, then a PLUM Committee member on the prevailing side of the action must submit a memorandum to the Secretary identifying the matter to be reconsidered and a brief description of the reason(s) for requesting reconsideration at the next regular meeting. The aforesaid shall all be in compliance with the Ralph M. Brown Act.

Agenda

1. Welcome, general comments and committee member introductions.
2. Consider approving draft minutes of a prior meeting held on February 3, 2020.
3. PLUM Committee chair's update report on other pending matters.
4. 1708 N. Las Palmas Avenue - is located in HHWNC's Area 3 and City Council District 13.

Adolfo Suaya's What's On Third, Inc. owns the building, which is where the Hot Mother Clucker chicken restaurant now operates. The Rusty Mullet was the previous tenant.

Mr. Suaya and What's On Third, Inc. applied for a NEW conditional use permit to sell a full line of alcoholic beverages for on-site consumption at the restaurant's 1,880 square feet with 73 indoor seats. The proposed hours of operation would be from 10 a.m. to 2 a.m. on Mondays through Fridays, and from 8 a.m. to 2 a.m. on Saturdays and Sundays.

At this time, the Hot Mother Clucker restaurant is not selling any alcoholic beverages.

The Planning Department's case no. is ZA 2020-620-CUB.

Armen Zadoyan, the restaurant's owner, and/or Michael Gonzales, Esq., his counsel, (or one of Mr. Gonzales' associates, will be making the presentation.

Note: Mr. Zadoyan also operates Te'Kila and Smash restaurants, which have received HHWNC's support for CUPs to allow alcohol to be sold for on-site consumption.

5. 7330 W. Sunset Boulevard - is located in HHWNC's Area 7 and City Council District 4.

The Moment Hotel is a 17,010 square foot 2-story hotel.

The hotel currently sells beer and wine for on site consumption in the hotel's small ground floor restaurant, a second floor outdoor bar, and the hotel's rooms' minibars. The restaurant has 20 indoor seats. The outdoor bar has 52 outdoor seats. The hours of operation have been from 7 a.m. to 11 p.m. daily. The sales of beer and wine are made under a Type 47 license.

HHWNC supported the conditional use permit under which the hotel has operated for several years.

In 2020, Sanjay Patel and Hollywood Investments, Inc. applied for a new conditional use permit under which the hotel could sell a full line of alcoholic beverages at the ground floor restaurant, the second floor bar, and in the hotel's rooms. The Planning Department's case no. is ZA 2020-1291-CUB. The type of license, the number of seats and the hours of operation would remain the same.

Steve Rawlings of Rawlings Consulting will be making the presentation.

6. 2100 N. Laurel Canyon Boulevard - is located in HHWNC's Area 8 and City Council District

Sandy Gendel has operated Pace restaurant for many years with a Type 41 License to sell beer and wine for on-site consumption. The restaurant has 60 indoor seats and 30 outdoor seats. The hours of operation are from 5 p.m. to 11 p.m. daily.

Mr. Gendel has applied to the City's Planning Department for a variance to allow him to exchange the Type 41 License for a Type 47 License so that the restaurant may sell a full line of alcoholic beverages for on-site consumption. The number of seats and the hours of operation would remain the same.

The Planning Department's case no. is ZA 2020-3613-ZV. The CA CEQA no. is ENV-2020-3614-CE.

Mr. Gendel and his representative, Patrick Panzarello, will be making the presentation.

7. 7901 W. Sunset Boulevard - is an Arco gas station, which is in HHWNC's Area 7 and City Council District 4.

In June, Daniel Taban filed an application with the City's Planning Department on behalf of Skyview Sunset LLC. The application asks the department to approve replacing the gas station with a proposed mixed use residential building with 62 residential rental units, including 5 units (8%) to be allocated to provide Extremely Low Income affordable housing. There would be over 6,300 square feet of commercial space on the ground floor. The total proposed project is 57,215 square feet.

The proposed building would be 7 stories high. There would be one level of subterranean parking, two levels of above grade parking, and an additional 5 stories over the parking levels to provide the residential rental units. The proposed project would be 85 feet high to the top of the roof, and 95 feet and 8 1/2 inches to the top of the building's proposed architectural features/screening.

The proposed project would use the Transit Oriented Communities Incentives. It would use Tier 1 by right, and asks for additional incentives, such as easing the transitional height rules which otherwise would apply to housing development in commercial zones by using any or all of the yard setback requirements. Site plan review approval is also being requested.

The proposed project would include 51 residential parking spaces, and 37 commercial parking spaces, for a total of 88 parking spaces. There would be 55 residential bicycle parking spaces; 5 spaces would be for short term bike parking, and 50 spaces would be for long term bike parking. There would be an additional 12 commercial bicycle parking spaces, which would be divided evenly (6 and 6) between short and long term bike parking.

The Planning Department's case no. is DIR 2020-3348.

Mr. Taban and Jonathan Yang, who is with The Irvine Company, the project's representative, will be making the presentation.

8. 6623 1/2 W. Hollywood Boulevard - has been a nightclub, which is in HHWNC's Area 3 and City Council District 13.

Ballet Hollywood (ballethollywood.com) began operations at this 4,779 square foot nightclub with 138 seats and an 871 square foot patio with 37 additional seats in May, 2019. The website indicates that the nightclub operated on Wednesdays, Fridays and Saturdays from 10 p.m. to 3 a.m.

Araceli Avellandra Alvarado, as the nightclub's manager, and Shaul Kuba of CIM, as the property's owner, applied for a Plan Approval for Ballet Hollywood's operations under a prior Type 48 License and a conditional use permit for a previous nightclub operation there, which was the Mood nightclub. Ms. Alvarado and Mr. Kuba requested approval for Ballet Hollywood to continue serving a full line of alcoholic beverages for on site consumption as well as continue the live entertainment and patron dancing permitted under the determination letter which the Planning Department issued to Mood nightclub in 2009. The Planning Department's case no. is ZA-2009-1840-CUB-CUX-PA1.

Under the 2009 determination letter, the Mood nightclub was allowed to operate from 11 a.m. to 4 a.m. daily, and have live entertainment and patron dancing.

The City's Planning Department issued that determination letter with regard to the Mood nightclub on October 8, 2009. The determination letter's condition no. 8 provided that "this grant shall have a life of ten years after which the grant entitlement shall become null and void and the applicant shall file for and win approval of a new grant from the Office of Zoning Administration in order to continue the sale of a full line of alcoholic beverages for on-site consumption."

While Ballet Hollywood's pending application states that the license (no. 590658) was transferred to the applicant on May 2, 2018, the application does not mention condition no. 8 or condition no 31, which required Mood nightclub to show evidence that 75 parking spaces will be available at the Cherokee Parking Structure on a nonexclusive basis. The pending application was filed on January 14, 2020, which was after the 2009 entitlement grants seemingly had expired.

Sandra Robles at Art Rodriguez Associates represents Ballet Hollywood. Ms. Robles was invited to make a presentation, but declined. The invitation to make a presentation remains open.

Even if there is no presentation on behalf of the Ballet Hollywood nightclub, the committee may (and will) take public comment(s).

The City Planning Department's Office of Zoning Administration is scheduled to hold a telephonic public hearing on Ballet Hollywood's pending application on Wednesday, July 22, 2020, at 10 a.m. Public participants may dial in by phone at (213) 338-8477 or (669) 900-6833. When prompted, they should enter the Meeting ID of 954 7975 1531#.

9. Public comments on non-agendized items.

10. Adjournment.