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**HOLLYWOOD HILLS WEST
NEIGHBORHOOD COUNCIL**

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**HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL
PLUM COMMITTEE AGENDA
June 23, 2016
6:00 pm
Will and Ariel Durant Branch Library
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 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 nonagenda 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 for assistance ahead of the meeting.

Additionally, 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

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

1. Welcome and general comments.

2. Consider approving minutes of committee's meeting on June 8, 2016.

3. Discussion of organizational matters for the committee.

4. Vice chair position: possible election of a vice chair if the committee's members choose to do so at this meeting.

5. 2048 and 2052 Curzon Avenue -

The applicant proposes to build two single family homes. The proposed project for 2048 Curzon is a two story single family home of 1,663 square feet with three bedrooms, two and one-half baths and a roof deck; the maximum height would be 39' 9". The proposed project for 2052 Curzon is a two story single family home with two bedrooms and two and one-half baths and a roof deck; the maximum height would be 48', 11".

The two lots are highly constrained by a towering retaining wall built by a previous owner.

Several discretionary entitlements are being requested in order to fit the two proposed houses into the available build able area(s) of the lots. Those discretionary requests are for adjustments and variances to provide (i) additional heights than otherwise would be permitted, (ii) additional retaining walls, and (iii) front and side yard setback reductions.

Significant amounts of grading and haulage routes also are part of the proposed project.

Renee Schillaci will present the proposed projects on behalf of the applicant.

Proposed motion:

HHWNC's PLUM committee recommends that HHWNC's board of directors supports the proposed project(s), including the requests for the discretionary entitlements.

6. 2864 Cahuenga East Boulevard -

On July 10, 2015, Behzad Farat filed an application with the City's Planning Department to develop a large area on the east side of Cahuenga Boulevard south of Barham Boulevard. The proposed project was to build 250 apartments in two buildings with one unified parking structure as well as 72 separate townhomes.

On May 13, 2016, the Los Angeles City Council voted rescind a prior recommendation to change the zoning for the parcels (Assessor Parcel Nos. 5577-016-001 an 002) which would have been required to build the proposed project. City Council File No. 14-1479.

Currently, the parcels are zoned RE 40-1-H, which means that a single family house could be built on any lot of 40,000 (or more) square feet.

Mr. Farat’s representative, Athena Novak, has asked HHWNC to re-consider whether the zoning for the parcels is appropriate, and whether HHWNC would be willing to recommend and/or support a proposed project there of 250 affordable housing units.

There is no actual application which has been filed for a project of 250 affordable housing units. So, this will be a hearing to consider the general concept and make general recommendations to the HHWNC board of directors (if the committee chooses to do so). Because there is no actual application on file, there is no actual proposed project and no proposed motion on the agenda prior to actually hearing Ms. Novak. This will be a discussion about a “concept” proposal”, which we would not want to prejudge (with a proposed motion) until we have an opportunity to hear about it.

7. Public comments on non-agendized items.

8. Adjournment.