

# CITY OF LOS ANGELES

CALIFORNIA

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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

<http://www.hhwnc.org/>

## HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

### PLUM COMMITTEE MEETING

November 10, 2016

6:00 PM

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 on Sunset Blvd. Building is ADA 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](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 and general comments.**

**2. Consider approving minutes of prior committee meetings, including July 13, 2016.**

**3. 1715 Wilcox Avenue - which is HHWNC's area 3 and City Council District 3.**

Adolfo Suaya, the applicant, has applied to the City's Planning Department for permission to demolish an existing structure and construct a 134 room hotel with a 2,500 square foot ground floor restaurant, a rooftop bar, three rooftop terraces, 104 parking spaces and 60,693 square feet. The floor to area ratio would be 2.94 to 1.

The Planning Department's case no. is CP 2016-2263-VZC-HD-ZAA-CUB-SPR. The CA CEQA no. is ENV-2016-2264-EAF. Portions of the property are zoned C4 and R5. The applicant is asking for a zone change from C4 to C2 because properties in the C4 zone do not permit outdoor uses, such as the bar being proposed for the hotel's rooftop, above the ground floor.

The applicant also is asking for permission to eliminate any side yards on the north and south side of the property.

In addition, the applicant is asking for (i) a site plan review, which, if approved, would allow an increase of more than 50 guest rooms in the hotel and 50,000 square feet of floor area, and (ii) a conditional use permit to permit the sale of alcoholic beverages in the hotel's ground floor and rooftop restaurants.

Mike Gonzales, Esq. and Scott Campbell will be making a presentation on behalf of the applicant.

The PLUM Committee expects to make recommendations to HHWNC's Board with regard to the proposed project after hearing the applicant's presentation and public comments.

**4. 7445 Sunset Boulevard - which is in HHWNC's area 7 and City Council District 4.**

Sunset & Gardner Investments LLC and Cadence Capital Investments LLCL have applied to the City's Planning Department for permission to demolish three existing buildings and build a 32,416 Gelson's grocery store. There would be two levels of underground parking and one level of parking at street level. The main grocery store would be on the second floor. There would be some additional retail space on the first floor along Sunset Blvd.

The applicant is asking for a conditional use permit to allow for the sale of beer, wine and alcohol for off-site consumption. The original application also asked for a conditional use beverage, which would allow on-site alcohol sales; we'll be asking whether the applicant still will be asking the Planning Department to approve that additional discretionary entitlement.

The applicant also is asking for (i) a site plan review, and (ii) for some setback requirement adjustment to allow a cantilevered deck to extend into the 5' yard space(s).

The Planning Department's case no. is ZA-2016-950-CU-CUB-SPR. The CA CEQA no. is ENV-2016-951-EAF.

Ira Handelman will be making a presentation on behalf of the applicants. The presentation is intended to provide information to the committee and the community, but it is not expected to result in any the committee making any recommendations to the Board at this meeting.

#### **5. 2100 Laurel Canyon Blvd. - which is in HHWNC's area 8 and Council District 4.**

On Thursday, October 27, 2016, the Planning Department held a hearing at LA City Hall with regard to a Pace Restaurant application to renew a conditional use permit to sell wine and beer for on-site consumption in the restaurant, and to add additional entitlements. At the end of the hearing, Zoning Administrator Jack Chiang asked Hollywood Hills West Neighborhood Council to review the application and make recommendations to the Planning Department.

Pace Restaurant is asking for the Planning Department to approve the following additional entitlements:

- i. to sell a full line of alcoholic beverages for on-site consumption;
- ii. to expand the restaurant's hours of operation and beverage service; and
- iii. to have live entertainment.

Pace Restaurant also asked for approval to expand, retroactively, into additional space in the restaurant's building, which it did several years ago. The number of tables and seats in the restaurant wasn't clear at the hearing, and it seemed that LADBS would be evaluating the maximum occupancy if and when the Planning Department concludes this particular case.

The hearing, like the two previous HHWNC joint areas 8 & 9 meetings at which the application was considered, was contentious. Several neighbors raised concerns about the restaurant's valet parking operations. It seems that the valet parking service has been parking customers' cars on local streets in the evenings, which generally isn't allowed under the City's valet parking ordinance.

The applicants mentioned that they had entered into leases at three places to provide parking spaces: 2400 Laurel Canyon, which is the Houdini estate; Wonderland Elementary School; and the Union 76 gas station on Sunset Blvd. There were several questions raised about the lease arrangements, including (i) whether the 2400 Laurel Canyon Blvd. lease could be valid inasmuch as the site is in a residential only zone, and (ii) whether LAUSD could lease parking spaces at Wonderland Elementary School. There also were questions about the distance of those lots from the restaurant, how cars and valet parkers would shuttle back and forth etc. The applicants also introduced a representative from Proper Parking, a new valet parking operator for the restaurant.

Several neighbors came to say how much they enjoyed the actual restaurant, the food, the service and the ambiance.

LAPD's Hollywood Division Vice Officer told Zoning Administrator Chiang that she wanted to go back to the division for further instructions because the facts the officer heard at the hearing were different than what the officer had heard when the applicant had come into meet with LAPD a few weeks earlier. So, LAPD's recommendations also are an open issue.

Patrick Panzarello, Sanford Gendel and Joshua Blum will be making a presentation on behalf of the restaurant.

The PLUM Committee expects to hear the restaurant's presentation and take public comments before making recommendations to HHWNC's Board in order that the Board can make recommendations to the Planning Department's Zoning Administrator Chiang per Mr. Chiang's request.

The Planning Department's case no. is ZA-2014-1776-ZV. The CA CEQA no. is ENV-2014-1777-MND.

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

**7. Adjournment.**