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HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

7095 Hollywood Blvd., Suite #1004
Hollywood, CA 90028

Phone: (310) 854-6000
www.HHWNC.org

AREA 3 COMMITTEE / HOUSING COMMITTEE

Hollywood Hills West Neighborhood Council

March 14, 2016, 6:00 PM

Las Palmas Senior Citizens Center, 1820 N Las Palmas Ave, Los Angeles, CA 90028

Minutes

- I. Call to order and welcome: 6:13 PM, 20 in attendance.
- II. Approval of February 7, 2016 minutes : Approved
- III. Area 3 Planning and Land Use

A. **6681 Hollywood Boulevard – ZA-2011-2376-CUB.** A conditional use permit, pursuant to section 12.24-W,1 of the LAMC, to allow continued sale of a full line of alcoholic beverages, in an existing restaurant that seats 38 patrons and operates from 10:00 a.m. to 2:00 a.m. daily or seven days a week.

Applicant: Asking correction on agenda item. Under 12.24-M1, not W as listed.

Jameson's has been opened for four years. Building built 1926. 2400 sq. feet. Requesting up to 42 seats. Currently allowed for 38. Asking for additional outside. Everything is staying the same. Revocable permit allowable. Other than that, not much is changing. 11:00 AM – 2:00 PM on Friday. 9:30 open on weekends. Asking cleaning up the CUP. Right now a lot of issues that CBC uses. City no longer uses the conditions because they are under ABC jurisdiction.

Chair: Asking for open air seating? What is the façade? Is there any structural change?

APP: Yes. In 2012 was built out.

Chair: The CUB doesn't allow for entertainment?

APP: Not right now.

Chair: Rusty Mullet had a revocation hearing because of music and dancing. What do you have going on right now.

APP: Jameson's does not have Karaoke. APP, unfortunate that Rusty Mullet was operated that way.

Questions: Stakeholder – regular patron. Just two tops seated for four seats, not standing.

Chair: Not connected with Rusty Mullet?

APP: No.

Chair: Are you willing to adhere to our stipulations when you go before the board, as not like operations of Cabo which is owned.

APP: Cabo/Jameson's menu requires food ordered with bottomless drinks.

Stakeholder: regular patron of Jamesons. Only four top. No way for a homeless person to grab a drink. Standing?

Originally did serve on the patio. Four more seats.

In deference for "all you can drink" specials. Don't traditionally call a brunch. Not that many people ordering all you can drink (bottomless). Are you going to be adding breakfast brunch menu: There is a couple changes that they can do now. Might see some changes. No place for tourists to eat. Jameson's has a well rounded menu. Jameson's has well. Four seats, change in the hours. Drink with a purchase. Different crowd at the Jameson's than Rusty Mullet.

Stakeholder: Hours?

APP representative: 11:00 am – 2:00 AM. Expanding in the morning hours on weekend to 9:30 to expand for breakfast. Special event one time a year, St. Patrick's Day. Call's LAPD and lets them know.

Stakeholder: Mimosa, Bloody Mary, what is the item ratio per drink? If they can cut them off.

APP: Server has ability to cut them off.

Mitch O'Farrell's office, have been doing since opening. If anything wrong, it probably would have been noticed before.

APP representative: Personal take. The City is not in the business of creating strict regulations to have more regulations. They maybe more permissive with operators.

Stakeholder: Are you aware that the residents of the Rubix on Las Palmas exposed to constant noise from the Rusty Mullet, the owner, the attorney, the servers blame the noise on Jameson's. Jameson's music is blasting much louder than Rusty Mullet's. What can you do to keep the music down?

Stakeholder: Tattoo parlor bouncing all over.

Chair: It is all over the establishments.

APP: Can't speak to anything that Rusty Mullet employees said. Convenient solution to blame neighbors. Imagine the residents above the Boulevard hear music from their open windows. Anything coming from Jameson's will be attenuated.

Chair: Do you have signs posted about neighbors in Jameson's.

App: Speakers in Jameson's are small and facing inside.

Stakeholder: Can attest Jameson's is only bar on the boulevard that you can hold a conversation.

Stakeholder: What were the restrictions in the covenant you are trying to clean up?

App rep: It makes that the City is not responsible for Sales.

Chair: Controversial. The City Attorney believes that.

App rep: Gross sales in the County of alcohol.

Stakeholder: Was it mostly that the City's regs were duplicate to the State's

App rep: Yes. To clean up. Gross sales of alcohol. City can't regulate it.

Stakeholder: The issue of business community working with residential community comes up over and over and over in the neighborhood council. Maybe the businesses meet once a month with the community.

Motions: That Area 3 of the HHWNC support the renewal of ZA-2011-2376-CUB and the outside four seats and add hours of operation to extend hours to serve alcohol 9:30 – 2:00 AM. The establishment without live entertainment, DJ, KJ or band. No two for one specials or Happy Hour after 4:00 PM.

Seconded

Chair: Do you actually get that many people in at 9:30?

Stakeholder: Yes, for Sports viewing. Annoying to Sports fans when East Coast games start at 9:30 AM PST that there is no place in the neighborhood that serves food.

Chair: Reason why Happy Hour after 4:00 PM would allow Selma and Canyon Schools to have the children get home. We support renewal, seat expansion, support hour extension serving food with the drinks.

App rep: Believes there is a stipulation that food has to be available.

App: We have happy hour starts at 12 PM – 8:00 PM. Monday through Friday. It has never been a problem.

Chair: That is eight hours. The boulevard does interface with the residential during Happy Hour. It needs to be changed from 4:00 PM – 8:00 PM.

App rep: The City cannot actually write that into the conditions. Not objecting to the motion. Please don't be surprised.

App: Haven't seen any problem or foot traffic on the Boulevard where this is a problem in four years.

Chair: If the business relies on pulling people in from 4:00.

Stakeholder: Would like to amend to allow continuation of the hours.

Stakeholder: Not great with the kids. It is as recommendation and it is showing your business is considering the neighborhood. The Chinese Theatre wanted to have outside Happy Hour and it wasn't allowed.

Stakeholder: Blessed Sacramento is a school. Have to walk across the Boulevard.

Vote taken on amending the motion to maintain the Happy Hours: 7 yes, 3 no.

Chair: How many special events to you have?

App: 48 a year.

App: Clarification of what was being stipulated.

Chair. Do you want to allow two for one specials.

Stakeholder: Was trying to state to have the operation the same as before

Vote taken on amending the motion to maintain operation: 7 yes, 3 no.

Stakeholder: Can you add private events?

App representative: You don't want the owner giving up control of operation. Suggest asking with operational control never being given up.

Vote taken on amending the motion to maintain operation with the addition of continued operational control: 11 yes, 0 no.

Motion: That Area 3 Committee of the HHWNC, support the renewal of the CUB, and the outside four seats and maintain hours of operation with the addition of serving alcohol 9:30 – 2:00 AM Saturday and Sunday. The establishment continue to be without live entertainment, DJ, KJ or band, unless private event or rental with continued operational control.

Motion to amend as usual. Seconded.

Discussion regarding. 7 for amendment.

B. 1719 Whitley Ave – Planning Dept. #s DIR-2016-4920-SPR & ENV-2016-4921-EAF. The application is asking permission to demolish an existing complex of 40 apartment units and replace with a 156 room, 10 story hotel, providing 122 parking spaces and 16 bicycle parking spaces.

App rep: The project is called the Emile Hotel. The project is not finished being reviewed. An application has been submitted. Not through the City yet. Let you all know there is time to talk with you. The owner making sure there is relocation assistance if approved. Noticed that there were several people from the property here. Not sure if there are specific questions he might have.

Stakeholder: Where are you in accordance to Motel Six?

Stakeholder: Diagonally across.

App rep: Property located on Whitley Avenue on the West side of the street. Two multi-story buildings. There are four buildings on the property with 40 units. In terms of orientation, access to new hotel via driveway to subterranean parking. Nine level of units. Hotel on entrance/ground level. Pool at top of hotel. Set back 17 feet / 15 feet. 20 feet setback on rear. Parking structure on backside serving neighbors. A hotel located in Hollywood. World destination where people come to visit. Believe it will serve the community.

Stakeholder: Looking to demolish or rehabilitate?

App rep: Demolish

Chair: Is the building a contributing factor to the Historic Registry?

App rep: The building is not designated Historic. There are buildings. Have to do in Historic Review. Will be contacting Hollywood Heritage.

Chair: Right now not zoned for commercial?

App rep: Q-R5, but Hotels are not considered commercial. But not used. Q condition not supposed. Not asking for anything.

Chair: Area you are pushing into is six story limit (60').

App rep: Don't believe that is correct.

Chair: Just South of you is unlimited. But Hollywood Heritage is concerned with the low profile on other building. "Dog Bone." Let me ask another question. Are you asking for a variance on height?

App rep: We aren't asking for any variances.

Chair: Right now 10 stories is higher by a third anything else surrounding it. If you look on Las Palmas there is a building that is larger than anything else.

App rep: Check Zimas. met with Building and Safety.

Chair: Please check because there is a disconnect with Building and Safety and the neighborhood.

Chair: Where are you in the timeline?

App rep: Four to six months getting review completed. Have to work with project. Working with Building and Safety on the site plan review. Looks at the project. Requires site plan more than 50 units. Project goal as to what is allowed on the property.

Stakeholder: Two hotels going up on Wilcox. We are losing housing. We need residential units. Why doing hotels on small streets nobody can go up and down. People trying to go to 101. Whitley is used by HPOZ. Historic area. Totally opposed to Hotel. Whitley Avenue. The rest is residential. If this goes up, other owners will sell out and build up. It is a residential street. Don't need a hotel.

Stakeholder: Tourism is down. We need to address crumbling infrastructure. Power grids don't work. Flooding in the hills. Are we going to be allocated for more water? More LAPD. More grids. No. We don't want gentrification. Want revitalization. We have to put up with trials and tribulations. We don't need a hotel. Let them put money into the neighborhood.

App rep: Will put money back into City. And money will be for infrastructure. If it was a residential project, not sure it would contribute to the City.

Stakeholder: Lives at 1731. First question - came concerned. Who you are working with?

App rep: Works with the property ownership.

Stakeholder: Don't believe there is transparency. Only aware that the meeting was last month. What is the legal obligation of transparency?

App rep: Not sure if owner has reached out in terms of notification. Not sure if owner has established with the tenants. Relocation assistance has a specific process to landlady has to go through. I don't think the landlady was doing it in a formal capacity.

Chair: Take on responsibility for communication with the neighborhood. The City has a lot of red tape. Stakeholders can use 311 to call and be connected with HCDILA to work out issues with tenants and landlords.

App rep: When there is a process regarding relocation, it may be inappropriate to contact early

Stakeholder: Why would you want to do a tall hotel in the neighborhood. Clearly know it is rent controlled and can't go anywhere else. Came back in the neighborhood. It is impossible to get anything low rent. Don't say that the landlord doesn't know anything. They just got it from the bank.

Chair: On the presenter's behalf, he is not the owner. The question is, what rights does a landowner have? Because stakeholders showed up, the land owner will be aware you know what is going on. Know your rights and how you will be protected. But the City will protect the owners as well.

App rep: The process is early. Will be reporting back to the owner. Probably will start to reach out.

Stakeholder: relocation – 1850 conversion. People rendered homeless. They approved the same time the Homeless tax went through. The neighborhood has to vote against it. This is a project that will do the same thing. There will be a lawsuit.

Stakeholder: Live next door to 1850 Cherokee. Dead in the water. People not interested in helping the community If you do try to push it through they will be from the neighborhoods. Tell them to stop.

Stakeholder: Why the landlord has chosen not to tell the residents, opinion landlord didn't want opposition. And making sure their rights are violated. Breaks heart another 40 rental units being taken off the market. Well, get push back from affordable.

App rep: When talk about affordable actual coveted units. Right now units are \$600 - \$700.

Stakeholder: Building property owner can choose the level. We want our \$600 - \$500 apartments. Singles, how would you compensate.

App rep: Market rates, not affordable. Gets push back even on affordable units. Cannot solve the problem on a project by project basis. If you don't want to support it, you have to get involved. What you are pointing out is a major issue. Can residents find a like for like unit? Services. Final. If you are qualifying for affordable units, contact housing department.

Stakeholder: Landowner didn't want renters to know while they were working to get project done. Is a disabled advocate. The affordable units that are built with building, are two bedroom \$1700 a month.

App rep: When I talk about an affordable unit, a covenant with the housing department, right now they are \$600 - \$700 a month.

Stakeholder: There are three levels, low, very low and moderate. The landowner chooses. We don't want the moderate level. We need the \$600 units. The relocation money is not enough. That is not enough.

App rep: There is a difference between affordable and market rate. What you are pointing out is a major issue. Can they find something like they are moving from. Relocation help is not about finding units.

Stakeholder: Where can these be found?

App rep: Just worked with a project that had affordable housing.

Stakeholder: Does anyone have tally of how many human bodies are in the property now?

Stakeholder: 150.

Stakeholder: 150 have to look for affordable housing.

Motion: The Area 3 Committee of the Hollywood Hills West Neighborhood Council, not support the project at 1719 Whitley because it removes 40 affordable units and does not contribute back to the stock of affordable units in Area 3.

Seconded

14 Yes, 0 No.

IV. Old Business; New Business

V. Public Comments: comments from the public on agenda items and non-agenda items within the Committee's subject matter jurisdiction.

VI. Decision on next meeting date(s)

VII. Adjournment

The quorum for the Hollywood Hills West Neighborhood Council committees is five (5). The public is requested to fill out a "Speaker Card" to address the Committee(s) on any item of the agenda prior to the Board 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 and agenda items are heard during the Public Comment Period and, within the discretion of the presiding officer of the Committee(s), when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Committee's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to 2 minutes per speaker unless waived by the presiding officer of the Committee(s). Agenda is posted for public review: on bulletin boards at: the Las Palmas Senior Center, 1820 Las Palmas Ave. Los Angeles, 90028; the Yucca Community Center, 6671 Yucca St., Hollywood, CA 90028, and electronically on the Hollywood Hills West Neighborhood Council website www.hhwnc.org and on the Department Of Neighborhood Empowerment (www.lacityneighborhoods.com) 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 Kathy Banuelos at Secretary@HHWNC.org. 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

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