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HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

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HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

PLUM COMMITTEE MEETING

April 6, 2017

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 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

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 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.

**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 draft minutes of prior meeting held on March 7, 2017.
3. **7445 Sunset Boulevard - proposed Gelson's grocery store and additional retail stores.**

Sunset & Gardner Investments LLC and Cadence Capital Investments, LLC, have a pending application with the City's Planning Department to ask for approval for a proposed project, which consists of demolishing the existing building on the site, and building two floors of subterranean parking below a new two story building. There would be a total of 149 car parking spaces.

The first floor would include 20 parking spaces, the loading dock, garage entrances and seven retail food stores in approximately 5,778 square feet. The second floor would be the grocery store, which would be approximately 28,863 square feet.

The discretionary entitlement requests include requests for (i) a conditional use permit to sell alcohol in connection with the grocery store for off-site consumption, and (ii) a reduced set back for the rear of the building, but only at the level of the building's second floor.

The City's Planning Department circulated a draft mitigated negative declaration (Draft MND) with regard to the proposed project on March 9, 2017. The review/comment period ended on March 29, 2017.

The Committee will discuss the Draft MND, and decide whether (or not) to recommend that the Board file a public comment letter (and community impact statement) with regard to the proposed project's Draft MND.

The Planning Department's case no. is ZA-2016-950-CU-CB-SPR. The Draft MND is NG-17-035-PL. And, the California CEQA no. is ENV-2016—951.

The Planning Department has set a tentative hearing date on the proposed project's Draft MND for May 24, 2017.

4. **1717 N. Wilcox Avenue - proposed Whiskey Hotel.**

This will be an update and continuation of a Committee discussion re: a proposed hotel and its possible impact on the community. The proposed project would replace a surface parking lot and small restaurant on the .47 acre site.

Adolfo Suaya, the applicant, is asking for permission and approval to build a six story hotel, which would include 134 guest rooms, 104 parking spaces in a subterranean garage, a restaurant and an open rooftop lounge/bar. The proposed building's height would be approximately 89', and would provide approximately 60,693 square feet.

At the Committee's prior meeting on this proposed hotel, the Committee expressed concerns about the proposed hotel's possibly negative impacts on traffic on Wilcox, the lack of side yard setbacks to provide access for firefighting, the open roof top deck as a likely noise nuisance, and the lack of landscaping for the west side of Wilcox.

Michael Gonzales, Esq., Laurie Goldman and Scott Campbell may be making the presentation.

The Planning Department's case no. is CPC 2016-2263. The California CEQA no. is ENV-2016-2264 MND.

5. 7219 - 7225 Sunset Boulevard - proposed Chaplin Hotel.

7219 - 7225 West Sunset LLC has applied to the City's Planning Department for permission to demolish an existing retail structure there, which has 5,236 square feet plus additional space for parking. The applicant is seeking to obtain approval to build a 52,327 square foot hotel.

The Chaplin Hotel would have a 4 subterranean parking levels with 84 car parking spaces, 11 floors with a total of 93 guest rooms, a ground floor restaurant of 2,800 square feet, meeting rooms, and a rooftop pool and lounge. The applicant has requested a Type 47 alcohol license.

The discretionary entitlement requests include a vesting zone change and a height district change in order to build a hotel within 500 feet of an R zone and to make a denser and taller building on the site than would otherwise be allowed. The application states that the vesting zone change is justified in terms of public necessity.

"The Project provides a necessary amenity to the public with its guest rooms, amenities and community serving restaurant. The Project further provides a valuable asset to the business community by allocating and distributing commercial uses to a neglected stretch of Sunset Boulevard. By linking an additional customer base to the local businesses on Sunset Boulevard, the Project helps to facilitate economic activity in the neighborhood.

The Planning Department's case no. is CPC-2017-564-VZG-HD-CUB-SPR. The California CEQA no. is ENV-2017-565-EAF.

Laurie Goldman and Scott Campbell may be making the presentation.

6. Public comments on non-agendized items.

7. Adjournment.