

CITY OF LOS ANGELES
CALIFORNIA

HOLLYWOOD HILLS WEST
NEIGHBORHOOD COUNCIL
OFFICERS

PRESIDENT
ANASTASIA MANN

VICE-PRESIDENT
ORRIN FELDMAN

SECOND VICE PRESIDENT
JANE CROCKETT

SECRETARY
KATHY BANUELOS

TREASURER
MICHAEL P. MEYER



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
BOARD MEETING
April 19, 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 of Hollywood Blvd. Building is accessible and free parking is available behind the building.

The public is requested to fill out a "Speaker Card" to address the Board on any item of the agenda prior to the Board taking action on an item. Comments from the public on non-agenda and agenda items will be heard during the Public Comment Period and, within the discretion of the presiding officer of the Board, when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Board'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 Board. Agenda is posted for public review: on bulletin boards at the Durant Library Branch, and electronically on the Hollywood Hills West Neighborhood Council website www.hhwnc.org and on the Department Of Neighborhood Empowerment, www.empowerla.org.

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 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.

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 accommodation 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 Lorezno Briceno at lorenzo.briceno@lacity.org or (213) 878-2551.

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

PROCESS FOR RECONSIDERATION: The Board 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 Board, 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 Board 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 Board 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. **Call to order by President, Anastasia Mann**
2. **Roll Call by Secretary Kathy Bañuelos**
3. **Approval of minutes**
4. **Public Official Reports**
 - a) CD13 – Dan Halden, Office of Councilman Mitch O’Farrell
 - b) CD4 –Field Deputy, Catherine Landers, Office of Councilmember David Ryu
 - c) Mayor’s Office, Central Area NC Rep, Robert Park
 - d) 46th Assembly District, Angie Aramayo, Office of Assemblyman Adrin Nazarian
 - e) 43rd Assembly District, Rep. from the Office of Assemblyman Mike Gatto
 - f) 50th Assembly District, Office of Assemblyman Richard Bloom
 - g) 25th Senatorial District, Vickere Murphy, District Representative, Office of Anthony Portantino
 - h) 3rd Supervisorial District, Rachel Zaiden, Office of Supervisor Sheila Kuehl
 - i) LAPD
 - j) LAFD
 - k) LADWP
5. **President’s Report (Anastasia Mann)**
 - a) Discussion and motion to have HHWNC write a letter of support for AB 25 Modified Tour Buses
 - b) Community Business
 - c) Confirm next meeting date: May 17th

6. **First Vice-President’s Report (Orrin Feldman)**

- a) **PLUM Committee**
 - i. **7445 Sunset Blvd.** - proposed Gelson's grocery store and additional retails stores

Motion: The PLUM Committee voted (6 to 0) to recommend to the Board that it consider approving the following and submit it as a community impact statement to the City's Planning Dept., the City's Planning Commission and Council District 4.

The PLUM Committee and HHWNC's Area 7 Committee have considered the proposed project over the last year or longer at many committee meetings.

The proposed project is largely a "by right" project. However, the applicant also has asked for a conditional use permit to sell alcohol for off-site consumption, a site plan review, and a change in the hours of operation otherwise permitted at this commercial corner in order to start operating at 6 a.m. The discretionary entitlement requests are why this proposed project is being considered at HHWNC.

Opposition to the proposed project has come largely from (i) many local residents, and (ii) Gardner Elementary School's parents and principal. They are concerned about the increased traffic on Sunset, Gardner and Hawthorne, and the possible effects on the school students safety when the students are being dropped off and picked up.

They also are concerned about traffic on Sunset backing up at the site both as trucks load in and as shoppers arrive to shop at the store. They are concerned about Gardner's narrowness. They, and almost everyone else, are concerned about the ability of LAFD 41's vehicles to go quickly north on Gardner when the fire house receives a call for service. Gardner is their lead and best street to reach the areas north of Sunset Blvd. Gardner serves as the route for most calls for service for the area, including many hillside areas.

Most people are skeptical of the proposed project's traffic study's results. It reports that the proposed project would generate approx. 2,300 additional trips daily, but wouldn't significantly impact traffic. The consensus view is that there will be some, and maybe many, significant impacts. Whether those traffic impacts could, in fact, be mitigated to an insignificant level is a valid concern notwithstanding that the traffic study didn't find significant impacts.

The applicant has been responsive to the community's concerns about school safety and air quality. New sidewalks, a crossing guard and an air scrubber in the garage have been among the applicant's good responses to those concerns.

The MND does not sufficiently address the open issues or as assess the potential impacts on our community well enough. There are too many open issues and unanswered questions.

ii. **1717 N. Wilcox - proposed Whiskey Hotel**

Motion: Consider approving the following and submit it as a community impact statement to the City's Planning Dept., the City's Planning Commission and Council District 13.

The PLUM Committee and HHWNC's area 3 committee have considered the proposed project over the last year or so at many committee meetings.

Both committees have been concerned that the proposed open roof top bar will be a noise nuisance for the Wilcox residents and for people living within several blocks of the proposed project's site. The applicant's attorney expressed a willingness to have the bar close at midnight, but the City's noise ordinance's strictest requirements kick in at 10 p.m. We believe 10 p.m. would be a more appropriate closing time for the open roof top bar.

The glass wall being added to the proposed open roof top bar is a first step in minimizing the noise which would inevitably come from having an open roof top

bar. It may be appropriate to impose additional conditions and restrictions on the open roof top bar's operation.

The PLUM Committee voted (5 to 0) to recommend that the Board vote to support the proposed project if the bar is closed as of 10 p.m. and additional sound mitigation measures are added.

7. Treasurer's Report (Michael Meyer)

- a) Motion and Vote to approve monthly expenditures report
- b) Approve Funding request forms
- c) Reminder of Important Dates:
 - i. June 1, 2017 - Last day to submit a Funding Request Form (FRF) to Funding Program
 - ii. June 7, 2017 - Last day to issue a Union Bank Account online check payment
 - iii. June 11, 2017 - Last day to use the NC Bank Card

8. Second Vice President's Report (Jane Crockett)

9. Secretary's Report (Kathy Bañuelos)

10. Committee Reports

a) Transportation Committee (Danielle Mead)

- i. **Landside Access Modernization Program** - Presentation by Michael Leonard re modernization of LAX and request for NC letter of support (see attached). Motion and vote.
- ii. Discussion and motion to approve a community impact statement from the HHWNC Board regarding the Transit Oriented Communities Affordable Housing Draft.

b) Housing Committee

- i. Presentation by Susan Hunter representing Tenants Union
- ii. Homelessness liaison report

c) Environment Committee (Patty Dryden) - Request for funding to TreePeople in support of tree planting efforts. Motion and Vote.

d) Outreach Committee - Request for up to \$750 in funding for HHWNC tote bags. Motion and vote.

e) **Area 5 (Suzanne Warren)**

i. **7158 Macapa Drive (DIR-2016-2282-DRB)**

Proposed Motion: HHWNC Board recommend to the South Valley Area Planning Commission that it grant the request of the Homeowners Association to eliminate the basement from the Project.

On March 8, 2017, the Macapa Drive Homeowners Association (the “Homeowners Association”) appealed the Planning Department’s approval of the Project to the South Valley Area Planning Commission. The Homeowners Association believes that the basement should be eliminated from the Project because the proposed excavation is inconsistent with the Mulholland Scenic Parkway Specific Plan, which requires that the Project be “designed so as to require a minimum of grading and retaining walls.” The Homeowners Association has also pointed out that the geology of the Project site will require the excavation of granite/basalt bedrock, which will cause significant environmental impacts affecting air quality, noise, public safety, traffic and parking.

At the Area 5 Meeting on 30th March, 2017, committee discussed and heard comments from stakeholders (including the Applicants) and passed a motion stating that 'The Macapa Drive Homeowners Association recommends that the HHWNC Area 5 Committee recommend to the full HHWNC Board to recommend to the South Valley Area Planning Commission that it grant the request of the Homeowners Association to eliminate the basement from the Project.'

- ii. **Proposed Motion:** HHWNC Board request Councilman Ryu join Councilman Paul Kerkorian (District 2) and support his motion in requesting that the city leverage it's data sharing partnership with WAZE (as announced by Mayor Garcetti) to reduce the impact of routing efficiency apps on highly impacted residential neighborhood streets that were not designed to accommodate such heavy traffic.

f) **Area 2 (Richard Joludow)**

- i. National Night Out with LAPD is Tuesday, August 1, 2017. Cahuenga Pass Community Alliance, the Neighborhood Watch organization is requesting funding for children’s face painting, a bouncy house, artist’s, entertainers, and food for the event. Additional funding is also being provided by Councilman David Ryu’s office. Payments must be made now to guarantee the date. Request is for \$2,006.90. (Motion and Vote)
- ii. **3175 North Cahuenga Blvd, Tokyo Cube** – the project applied for a CUB to sell beer and wine. Case number: ZA-2016-4971-CUB. We support the application. Possible motion and a vote.

g) Area 7 (Barbara Witkin)

- i. **7865 West Sunset Boulevard - Fairfax and Sunset Mobil Station.** The proposed project is demolition of the existing 1634 square foot structure and construct a new 2,500 square foot convenience store in conjunction with the continued use of an existing gas station. The continued operation of an existing gas station and convenience store for 24-hours a day daily, in lieu of the otherwise limited hours of operation between 7:00 am to 11:00 pm; and a zero-foot landscape buffer in lieu of the otherwise required five-foot landscaped buffer. The Station is on a 18,700 square foot lot and is zoned C4-1LV. Case number: ZA 2016-4753. We support this project with the condition that the building will incorporate additional historical references. Possible motion and a vote.

- ii. **1440 Curson Ave** - the project applied to the City's Planning Department to demolish an existing single family house and construct a Small Lot Subdivision consisting of 5 units with 2 parking spaces per unit and 1 guest parking for a total of 11 parking spaces within R3-1 Zone. (CEQA:ENV2017- 202EAF.) We support this project as presented. Possible motion and vote.

11. Public Comments – Comments from the public on agenda items and non-agenda items within the Board’s subject matter jurisdiction. Public comments are limited to 2 minutes per speaker.

12. Old Business

13. New Business

14. Adjournment