

**HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL
BOARD MEETING MINUTES**

April 19, 2017

6:00 pm

**Will and Ariel Durant Library Branch
7140 Sunset Blvd, Los Angeles, CA 90046**

1. **Call to order by President, Anastasia Mann at 6:00 pm.**
2. **Roll Call by Secretary Kathy Bañuelos. Quorum established. Michael, Daniel, Jon, Emily, Samantha, JoAnn, Serra and Sheila were absent.**
3. **Approval of minutes**
 - a) **Public Official Reports** - Alice Roth from the Office of Councilmember David Ryun and Angie Aramayo from the Office of Assemblyman Adrin Nazarian provided updates to the Board.
4. **President's Report (Anastasia Mann)**
 - a) HHWNC Board voted unanimously to write a letter in support of Assemblymember Nazarian's AB 25 re modified tour buses.
 - b) Anastasia announced that JoAnn Koplin has resigned from the Housing Chair position and interested candidates should contact her to be placed on the election ballot.
 - c) Anastasia reported on HUNC's request to BONC re shared jurisdiction of the Ford Amphitheatre and her request to get the item deferred to allow for more stakeholder input.
 - d) The next meeting date was confirmed for May 17th.
5. **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.

After hearing public comments from stakeholders and from the project applicant, the Board voted 15-0 to approve the PLUM Committee's recommended motion with the inclusion of a list of itemized concerns about the project.

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.

The Board voted 18-0 to approve the PLUM Committee's recommended motion with conditions attached from Area 3.

6. Treasurer's Report (Jane Crockett)

- a) Approval of monthly expenditures report was deferred to the next month.
- b) The Board approved a funding request for reimbursements associated with Area 3 committee meetings by 18-0.
- c) Jane reminded the board of important funding request and fiscal deadlines.

7. Committee Reports

a) Transportation Committee (Danielle Mead)

- i. **Landside Access Modernization Program** - Michael Leonard made a presentation re modernization of LAX and requested a letter of support from the HHWNC.
Motion approved by 15-0 vote.

b) Housing Committee

- i. Susan Hunter from the Tenants Union gave a presentation re upcoming tenant's rights workshops.

c) Environment Committee (Patty Dryden) - Request for funding to TreePeople in support of tree planting efforts approved by a 15-0 vote.

d) Outreach Committee - Request for up to \$1000 in funding for HHWNC tote bags was approved by 15-0 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.'

After hearing from the stakeholders and discussion, the Board voted to adopt the Area 5 committee’s recommendation by 15-0.

- 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.

The motion was approved by vote of 15-0.

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.
The motion was approved by a vote of 15-0.

- ii. **3175 North Cahuenga Blvd, Tokyo Cube** – the project applied for a CUB to sell beer and wine. Case number: ZA-2016-4971-CUB.

The Board voted to approve the project application by a 15-0 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.

The Board voted to approve Area 7's recommendation by a 15-0 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.)

The Board voted to approve Area 7's recommendation to support the project by a 15-0 vote.

8. Public Comments – no public comment.

9. Old Business – no old business.

10. New Business – no new business.

11. Adjournment at 8:00 pm.