

# CITY OF LOS ANGELES

CALIFORNIA

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## HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

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## HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

### PLUM COMMITTEE MEETING

May 4, 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](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 draft minutes of prior meeting held on April 6, 2017.
3. Status report on proposed project for 1715 Whitley Avenue, which is in HHWNC's Area 3 and City Council District 13. In December 2016, HHWNC received a copy of an application from Fari Moshfegh dab Whitley Apartments, LLC. The application asked the City's Planning Department for approval to demolish six multifamily buildings, which include 40 apartments, and build a new 10 story hotel. The Planning Department's case no. is DIR-2016-4920.
4. **1905 N. Grace Avenue** - is in HHWNC's Area 3 and City Council District 4.

In March, 2017, HHWNC received a copy of an application to the City's Planning Department for approval for a small lot subdivision of 3 units on the site where The N.F. Stokes Residence is located. On September 21, 2015, the City designated The N.F. Stokes Residence as Los Angeles' historic cultural monument no. 1095.

The Planning Department's case no. for the small lot subdivision application is Parcel Map LA Number AA-20167-0829-PMLA. The historic cultural monument designation no. is CH-2015-1483-HCM.

Louisa Van Leer will be leading the presentation on behalf of the small lot subdivision applicant.

Hollywood Heritage also has been invited to participate.

5. **6615 -6619 Hollywood Boulevard** - is in HHWNC's Area 3 and City Council District 13.

The Dudes Brewing Company made a presentation to the committee on March 7, 2017, with regard to the restaurant company's application to the City's Planning Department for approval to open a restaurant on the site. The ground floor would include restaurant space and a bowling alley. The application includes a proposal to build a rooftop patio dining area on the second floor, which is adjacent to a senior citizens' residence, but no variance application to allow dining above the ground floor had been filed as of 3/7/17.

This will be an update with regard to how the plans may have been revised or changed.

Toby Humes, the Dudes Brewing Company president, and Nick Leathers from the Elizabeth Petersen Group are coming back to update the committee.

The Planning Department's case no. is ZA-2017-474-CUB-ZV.

**6. 6650 W. Franklin Avenue - is in HHWNC's Area 3 and City Council District 13.**

In April, 2017, HHWNC received a copy of an application filed by Thomas Safran and Associates to the City's Planning Department for approval to construct a new building adjacent to the existing Montecito apartment building. The Montecito is on the National Register of Historic Places, and it also is on the California and LA lists of historical places.

The proposed site for the building is on land which now is being used as a garden for The Montecito's residents and parking spaces for the existing building.

The new building would be approximately 77' high with six stories above ground and subterranean parking for 104 cars and 74 bikes. The new building would provide 68 affordable senior housing units. There is one market rate unit in each of the current and new buildings for building managers.

The applicant is asking for an off-menu density bonus, which includes an increase in height from 66' to 76'8" and two off menu incentives, which would be to decrease the northerly side yard and the rear yard. The applicant's discretionary entitlement requests also include a conditional use permit for greater density than otherwise permitted under LA Municipal Code 12.22 A-25, a site plan review and a vesting preliminary parcel map.

The Planning Department's case not. area CPC 2017-1503, CPC 2017-1504, and AA 2017-1505. The CA CEQA no. is ENV-2017-1504-EAF.

The Planning Department's expedited processing section asked for HHWNC's recommendations to be made by May 30, 2017.

The Hollywood earthquake fault line either is under or near the site.

The Las Palmas Senior Citizen Center would be directly next to (and below) the west elevation of the proposed project's new apartment building.

Thomas Safran's team members and their representative, Dana Sayles, for this proposed project have been invited to attend, but they were unable to commit to attending the meeting when this agenda was submitted and posted. Hopefully, they'll be able to come to the meeting.

7. Public comments on non-agendized items.

8. Adjournment.