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HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

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HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

PLUM COMMITTEE MEETING

June 1, 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 agendized 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, general comments and committee member introductions
2. Consider approving draft minutes of prior meetings held on April 6, and May 4, 2017.
3. **6650 W. Franklin Avenue -**

Thomas Safran & Associates's application to the City's Planning Department is to build a six story, 77' high building with 68 affordable senior housing units and one unit for a building manager, which would rent at the market rate. The new building would be The Montecito II, and would be adjacent to the existing Montecito, which is on the National Register of Historic Places as well as similar California and LA lists of historical places.

The Hollywood earthquake fault line is either under or near the site of the proposed project, which would supplant the existing building's garden and part of the current parking lot. The new building also would provide subterranean parking for cars and bikes.

Dana Sayles and Olivia Joncich will be returning to make a fuller presentation along with several members of the Thomas Safran development team,.

This will be a continuing discussion with regard to this proposed project with HHWNC and our stakeholders. Our goal will be to make recommendations with regard to the proposed project to the HHWNC Board.

The City Planning Department's case nos. area CPC 2017-1503, CPC 2017-1504 and AA 2017-1505. The CA CEQA no. is ENV-2017-1`504-EAF.

4. **1905 Grace Avenue -**

1905 Grace Associates, LLC's representatives, Luisa Van Leer and Hamilton Architects, presented their proposal to renovate the existing single family house and build a 3-unit small lot subdivision on the western side of the lot at the PLUM Committee's May 4, 2017, meeting.

The presentation and discussion will continue.

Our goal will be to make recommendations with regard to the proposed project to the HHWNC Board.

5. **2252 Laurel Canyon Boulevard -**

William Rogers, who is the owner, has applied to the City's Planning Department for several variances in order to legalize various problems with regard to the existing single family house and detached garage on the site.

Since July 27, 2005, according to www.ladbs.org, there has been a question as to whether the detached garage has been converted to a living space. Mr. Rogers is asking for variances to be granted so that (i) the garage may be used as an accessory dwelling unit, (ii) to waive the required parking spaces requirement, which otherwise would require him to provide two covered parking spaces there, and (iii) the requirement for guest parking spaces.

In addition, Mr. Rogers is asking for variances to allow or legalize (iv) a 235 square foot room addition, (v) a 2 1/2 ' over height addition to the garage when it was being repaired many years ago for dry rot, and (vi) a 73 square foot addition to the garage, and (vii) a 60 square foot deck built at the rear of the property which intrudes into the otherwise required back yard set back area.

The Planning Department's case no. is ZA-2017-1775-ZV-ZAD-ZAA. The CA CEQA no. is ENV-2017-1776-CE.

6. Public comments on non-agendized items.

7. Adjournment.