

PLUM Committee meeting on June 1, 2017

Minutes

PLUM Committee members Oren Katz, Danielle Mead, Lumenita Roman and Patty Dryden attended the meeting. There were a sufficient number of committee members present to establish a quorum.

The meeting was called to order at 6:15 p.m.

Fewer than 15 stakeholders were present.

1. 6650 W. Franklin Avenue -

Dana Sayles, Tyler Monroe and their team presented Thomas Safran & Associate's application to the City's Planning Department for approval to build a new apartment building (Monteito II) to provide additional senior housing. Currently, there is a long waiting list for vacancies in the existing Montecito apartment building.

The new building would provide 68 units in a 6-story building. There would be 47 new parking spaces. The current and new buildings would be connected by a glass corridor.

The team's geologist said that three trenches were dug, and there was no evidence of the Hollywood fault there being active in the last 11,000 years.

The garden would be replaced in large part by the new building's footprint. The open space provided by the garden now would be replaced, in part, by a rooftop deck on the new building.

Several stakeholders were concerned about (i) the length of construction, and (ii) the potential health and safety impacts the construction would have on the existing building's tenants as well as on the adjacent Canyon School and Senior Citizens Center's operation. Particular concerns about the proposed construction's impact on air quality, as well as the grass lawn area(s) at Las Palmas Senior Citizens Center, were mentioned.

One stakeholder requested that TSA prepare an environmental impact report on the proposed project.

Oren Katz made a motion that the committee recommend to the Board that it vote to support the proposed project.

The motion passed on a 3 to 1 vote.

2. 1905 Grace Avenue -

Louisa Van Leer and John Hamilton continued their presentation of a proposed small lot subdivision of 3 units to be built at the rear and to the west of the existing house on the site. The existing house was designated as a historic cultural monument. The existing house is to be renovated as part of this proposed project.

Dana Haynes, who owns the site, also was in attendance. Mr. Haynes declined to pay for a new traffic light at the Franklin/Grace intersection. He also wasn't committed to retaining ownership of the house or the new residential units after the proposed project is complete. He left his options open.

Oren Katz made a motion that the committee recommend to the Board that it vote to support the proposed project.

3. 2252 Laurel Canyon Boulevard -

William Rodgers has applied for at least three variances with regard to the property. These include his requests that the City's Planning Department legalize an over height ceiling, legalize an accessory dwelling unit, and allow him to provide neither covered parking spaces nor guest parking spaces, which otherwise would be required.

Jamie Hall, as the president of the Laurel Canyon Association, raised concerns about Mr. Rodgers' requests in light of the increasing amount of developments being proposed along Laurel Canyon Blvd. He asked Mr. Rodgers to show him around the property, and Mr. Rodgers agreed to his request.

Two other stakeholders raised additional concerns about allowing Mr. Rodgers to not have required parking spaces for himself and his guests because of the traffic on Laurel Canyon Blvd.

Oren Katz asked whether the committee should abstain from taking any position, and allow the City Planning Department to make its decisions with regard to Mr. Rodgers' requested variances without any HHWNC recommendation.

The matter was continued to the next PLUM Committee meeting.

The meeting adjourned at 7:45 p.m.