

# CITY OF LOS ANGELES

CALIFORNIA

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## HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

7095 Hollywood Blvd., Suite #1004  
Hollywood, CA 90028

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### AREA 3 COMMITTEE / HOUSING COMMITTEE

#### Hollywood Hills West Neighborhood Council

July 10, 2017, 6:00 PM

Hollywood United Methodist Church, 6817 Franklin Ave, Los Angeles, CA 90068

### AGENDA

- I. **Call to order and welcome.**
- II. **Approval of June 14, 2017 minutes**
- III. **Area 3 Planning and Land Use – CUBs**
  - A. **6541 Hollywood Blvd – Te'Kila: ZA-2017-2055-CUB; ENV-2017-2056-CE.** Pursuant to LAMC 12.24 w.1 a CUP to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption with incidental live entertainment, in conjunction with an existing 1,493 square-foot restaurant with a 169 square-foot covered outdoor patio and a 259 square-foot covered outdoor patio, having 50 interior seats and 22 exterior seats with hours of operation of 10:00 a.m. to 4:00 a.m. (M-F) and 8:00 a.m. to 4:00 a.m. (Sat-Sun). Pursuant to LAMC 12.24 w.27 a conditional use to allow the hours of operation from 10:00 a.m. to 4:00a.m. (M-F) and 8:00 a.m. to 4:00 a.m. (Sat-Sun), in lieu of 7:00 a.m. to 11:00 p.m. as restricted by commercial corner regulations. **Possible motion and vote.**
  - B. **6669 Hollywood Blvd - Cabo Cantina: ZA-2014-4151-CUB.** Pursuant to LAMC section 12.24.w.1, applicant requests a CUB to allow the continued sales and service of a full-line of alcoholic beverages in conjunction with an (e) two-story, 2,592 sq ft, 75-seat restaurant including an outdoor patio previously approved per za-2008-4721-cub, which lapsed on July 1, 2014. Restaurant was previously approved for 24-hrs/daily per ZA-2008-4721-CUB; applicant would like to continue to utilize same hours of operation. **Possible motion and vote.**
  - C. **6675 Hollywood Blvd - Vogue Theatre: ZA-2017-1674-CUB.** Convert (e) restaurant/night club into restaurant/show room and to request a CUB permit for a 13,328 sq.ft. Restaurant and show room with a total of 94 seats with operation hours from 6 a.m. -2 a.m., daily. Pursuant to LAMC section 12.24-w.1 to request a new CUP to permit the sales and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with 13,328 sq.ft. Restaurant/show room with 46 interior seats, and 1,604 uncovered patio area with 48 exterior dining seats; operating hours are from 6 a.m. to 2 a.m., daily. **Possible motion and vote.**
- IV. **Area 3 Planning and Land Use - Housing**
  - A. **1920 Whitley Ave. - Demo of (e) and 3-unit building to construct (n) 19 unit building with 16 market rate units and 3 set-aside as very low income per LAMC 12.22.a.25, a density bonus to allow construction of a 19 unit building (16 market rate and 3 very low income affordable) with two off-menu**

incentives due to the site being located in a very high fire hazard severity zone. **Possible motion and vote.**

- B. **6434 Yucca – ZA-2017-1018-ZV:** Legalization of 13 existing studio apartments for a total of 49 units and request of bicycle stalls in lieu of automobile parking. Pursuant to LAMC section 12.27, applicant requests a zoning variance for the conversion of (e) 13 studio apts. (3-on the first floor, 5-on the second floor,5-on the third floor) totaling 49 units. Applicant requests a zone variance to have bicycle stalls in lieu of automobile parking. **Possible motion and vote.**
  
- C. **Rent Stabilized Housing.** The HHWNC Board did not approve that language in the June 14 motion from Area 3. Possible revision of: “Area 3 / Housing to recommend that the HHWNC Board not support any project that removes rent stabilized housing in Area 3 for hotel construction.” **Possible motion and vote.**
  
- V. **Old Business; New Business**
  
- VI. **Public Comments:** comments from the public on agenda items and non-agenda items within the Committee’s subject matter jurisdiction.
  
- VII. **Decision on next meeting date(s)**
  
- VIII. **Adjournment**

The quorum for the Hollywood Hills West Neighborhood Council committees is five (5). The public is requested to fill out a “Speaker Card” to address the Committee(s) on any item of the agenda prior to the Board taking action on an item. Public comments on agenda items will be heard when the item is considered. Comments from the public on non-agenda and agenda items are heard during the Public Comment Period and, within the discretion of the presiding officer of the Committee(s), when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Committee’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 Committee(s). Agenda is posted for public review: on bulletin boards at: the Las Palmas Senior Center, 1820 Las Palmas Ave. Los Angeles, 90028; the Yucca Community Center, 6671 Yucca St., Hollywood, CA 90028, and electronically on the Hollywood Hills West Neighborhood Council website [www.hhwnc.org](http://www.hhwnc.org) and on the Department Of Neighborhood Empowerment ([www.lacityneighborhoods.com](http://www.lacityneighborhoods.com)) 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 Kathy Banuelos at [Secretary@HHWNC.org](mailto: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 three (3) business days (72 hours) prior to the meeting you wish to attend by contacting the Neighborhood Council Project Coordinator at 213-485-1360 or e-mail to [lorenzo.briceno@lacity.org](mailto:lorenzo.briceno@lacity.org).