

**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**

**Minutes**

- I. **Call to order and welcome:** 6:04 PM. 33 in attendance
- 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-2017d-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.**

Andrew Rodriguez. – Present the request. Seeking relief to allow hours of operation 10:00 – 4:00 AM. In lieu of the restrictions? Seeking same 2011 ZA 2011 -2366. Just a renewal. Property owner late in renewal. Commercial corner only allows business be open until 11:00 PM per zoning and municipal code. Live Entertainment in need of renewal. Amplified music. All live must cease by 10:00 Renewal Work Hollywood Heritage with CD 13.

AR: Only asking for renewal of conditions they have.

BM: You already have operation until 4:00 AM?

AR: Supposed to get renewal. Property owner was late in filing. So asking for same conditions.

BM: Reason you are asking.

AR: Corner only allowed to be open until 11:00 PM, according to current zoning.

BM: With permits, nothing about live entertainment? Is it in the renewal? What kind?

AR: Yes, have entertainment. Mostly amplified music.

BM: Seating on the boulevard need renewal?

AR: Yes, part of patio in application

BM: Seating rail on the boulevard, can you make sure it is not on the Walk of Fame stas?

AR: Yes, client more than happy? Hollywood Heritage?

HH: Not allowed to be on the stars. Issue that CD 13 is working on.

Board Member (BM): Why open until 2:00 AM? Why not 11:00 PM? Why not 4:00 PM.

Applicant Representative (AR): Received the 4:00 AM condition. Provides operators flexibility. Can't speak for client.

BM: would you be OK with 2:00 AM. Probably being heavy club usage with patrons vomiting and urinating. To not give the neighborhood a window where the activity can settle down.

BM: Not until 2:00 am. Wants service to stop at 11:00 PM with residential unit overseeing property. Talking about live entertainment. The neighbors affected by the noise. Not open until 2:00. Limited until 11:00 PM. Representing stakeholders. Unless could open. Don't see why shouldn't stop at 11:00. Second oppose any live entertainment. Noise ordinance amplified music should escape business and carry over into residences. Have there been any complaints?

AR: Not aware. Can go back and check.

BM: Criminal activity.

AR: Client does have 1 – 3 security guards. As evening gets later. More security.

BM: Any posted sign about respect for neighbors?

AR: If you want to condition that, sure client will sign.

BM: Do you have any contingencies for parking?

AR: There is a lot in the rear About 500 feet between metro stations. Do you have it as a covenant?

AR: It was in the last. Part of valet service.

BM: Do you have specific lots assigned so patrons don't take neighborhood parking?

AR: Metered parking on Southside. Parking at the rear of the property. Client uses support of public transport.

BM: Criminal activity directly related to your property.

AR: Went to police who said there are issues in the corridor, not the property.

Stakeholder (SH): Against 2:00 am and 4:00 pm. Countless times presentations. Never requests open beyond 2:00 am, because of the Hollywood police. It would set a precedent to stay open to 4:00 AM

BM: They are requesting a renewal. It already exists.

SH: I am against it.

SH: Agree. Because we have gone through so much saturation, a lot more violence. 4:00 AM seems over the top. Especially since you say the owners want to encourage public transportation.

SH: Client is encouraging people to take public transportation, but there is not public transportation at that time. You should close at 2:00.

SH: Last train leaves Hollywood and Highland at 1:35 AM on weekends.

SH: Agree anything past 2:00 is a bit much. Bigger clubs and venues. The standard. If you agree. If neighborhood can figure out parking. Having strict parking. It was worked in West Hollywood and increased property values, so they are managing it. Not opposed to bringing more people onto the neighborhood.

SH: Should allow to keep open until 4:00 AM so people could sober up. Need to say, importantly. Gives people two hours to control environment. Not a bad idea.

BM: What is the food service/kitchen like?

AR: Can condition it. Property is a bona fide restaurant.

SH: Would you support to operate kitchen later, 3:30 AM?

SH: Motion, support Te’Kila to operate until 4:00 AM on Friday and Saturday, Sunday through Thursday until 2:00 AM if performance is OK. If there is an influx of complaints, then the closing should be at 11:00 PM until Te’Kila earns back the right.

SH: Second.

SH: Can you put in the motion that the kitchen stay open until 4:00?

SH Yes.

BM: Don’t believe that we can imposing hours. What the hours are, they will be. We would have to work with the police.

BM: Completely disagree with motion. If the licenses are granted it is for many years. Neighborhoods would be stuck. Would urge everyone to vote against.

BM: A bill has passed in the State Senate that alcohol be served until 4:00 AM. Still needs to pass the House and signed by the Governor.

SH: Then pass the motion. Why not let Los Angeles become the premier example about 4:00 AM and proper ownership providing temperance provide an example? Should be supported. Two hours for time for people to sober up.

SH: The function of the neighborhood council function should listen to the input of all the stakeholder needs. And the way the area is grown and governed. All should be respected.

SH: Amend motion to 2:00 AM. Seven days a week. Basically a restaurant.

SH: Second.

Motion: In consideration of ZA-2017-2055-CUB, that Area 3 encourage the HHWNC Board support the renewal of Te’Kila operations until 2:00 AM seven days a week and deny the request to extend its operations until 4:00 AM.

SH: Second

Motion passed: 16 Yes, 4 No.

At request and OK of presenters and stakeholders, Agenda Item IV A. was moved to be presented second.

#### **IV. Area 3 Planning and Land Use - Housing**

- A. 1920 Whitley Ave. - CPC-2017-1073** 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.**

Have been through planning. 19 units. Two will be Very Low Income, one Low Income. Working through density bonus. Plus in parking. City of Hollywood is coming out. There are 19 units.

BM: Did you check historic structure. Next door to the National Historic Registry, and Whitley Heights Preservation Overlay Zone. Maybe the City needs to come and determine its relationship to these areas.

AR: City is coming. They have posted on the building to call for more information.

BM: The design is ultra modern for the neighborhood. A lot of buildings came down in the neighborhood. This is much better. But next to where it is going up, an older, definitive Hollywood stock. Did you check the Standards.

AR: First development in twenty years for the area. Have been through iterations. Have submitted to Planning Department design group. Have accommodated a lot of their recommendations. Have changed materials to white stucco. It is white, beige. Ostensibly modern idiom. Have inlays with color design. In relation to the building catty-cornered to it. Going minimal. Street will be dynamic. Have inlays with colored tiles.

SH: There is no open space.

AR: Entirely infill. Not creating open space.

BM: Going to have two very low income. What would it be? Bedroom, singles?

AR: Nine two bedrooms.

BM: Very low income will you have a two bedroom?

AR: No.

BM: Can we have a two bedroom. Would the developer be willing? There is a need for two bedroom Very Low Income. The majority is not at the very low level. The majority go back to one bedroom. As Housing chair go back and see if it is possible. As low income, one bedroom?

AR: One bedroom. Pretty large, 550 and up.

BM: Hollywood used to be 600 sf minimum. It has changed.

BM: How many parking spaces.

AR: 26 spots

BM: Parking. Keeping building lower to the ground.

BM: Likes the design. Only problem if there is any opposition from a historical position. I would join in. If a two bedroom would be available for very low then would have personal support.

SH: HH presented proposal to require CEQA to alternative plan.

BM: Wait, has the AR seen the alternative plan?

AR: No, not aware.

SH: It was presented at HHWNC PLUM.

BM: Can HH rep – to identify alternatives to demolition. Next to national historic district. Neighbors of 1982 made the Historic Civic. Four conservancy, historic integrity. Streetscape integrity. All four buildings are original. Without looking at the others. Issues that require an EIR. Traffic intersection rated F. 26 parking spaces but not necessarily. Develop parcel with things in the back. Next door to 1920 an example a building in front. Only a suggestion. Offering alternative to demolition, could be development of back parking. Lot.

SH: Supports Hollywood Heritage. Hollywood urban design guidelines being implemented. 1905 Grace was referenced as gateway. Did you check with planning?

AR: Submitted document. Was reviewed by City behind closed doors.

SH: Submitted to HCP, hold feet to fire. HPOZ's very important to saving historical area. Opposed to project.

AR: Lives in Los Feliz. Addressing street scape, try to make a very nice area. Similar to Brooklyn walkup. Small dynamic scale. Could contribute.

SH: 1905 Grace went with Standard 9. The architect and the group respected historic Area for that project.

SH: In full support of alternative by HH. We have historic buildings at risk. Losing another will be detrimental to the integrity. The small lot subdivision. Replace middle class stock one for one. Of the existing units, what will be demolished?

AR: Have applied with housing to verify and accepting. The existing units, didn't do that.

SH: Don't understand how it could be demolished with charm and put up generic modern. There goes the neighborhood. Not OK. Hollywood will look like anytime OK. Managed to preserve Grace. Why can't they do what HH says? There are a lot of luxury apartments in Los Angeles. Don't know why they don't enforce Air BNB. We are knocking down our history. Right at the entrance. Make buildings. People come to Hollywood to look at the history. Hope will consider alternative.

AR: The building will be adding to a great tradition of apartment buildings.

SH: The project would be submitted to Planning for some design review. That's not historic. The Office of Historic Preservation should be looking at the non-historic. Not triggered because it is not in the HPOZ. Asks the developer to voluntarily to submit to the historic preservation. SH against demolition. Wishes would reach out to HH, and not take talk about alternatives. Historic Preservation should give design guidelines.

SH: Opposed to demolition and opposed to more housing. Congested. Talking about congesting Wilcox and Franklin. Traffic is oversubscribed. Don't see the need for housing. Lives around the program. The infrastructure can't carry much more of a weight. Water main broke on Franklin and Grace and is being replaced. The infrastructure.

SH: Not opposed to doing something. Opposed to tactic. The neighborhood has changed. People weren't paying attention. We are active. People weren't active before. Actually building in an area where people have homes. The design is pretty but not truthful. There is no opening on the lower right in the rendering. Building after building after building there. No open space. Densely populated buildings with heights not equal. Not a fair representation. Not taking feedback from neighborhood except tonight. Ask to step back and not move so quickly. Take into consideration what other people have said. It is not just an apartment building. Water damage. Street is not open. Commute has taken 20 minutes longer. You are adding 29 cars to neighborhood.

AR: Have been truthful as possible in rendering. Went to Google several times.

SH: Rendering doesn't show actual buildings.

SH: Going with HH alternative option. These buildings dwarf and shadow. Changes character of the whole block. Ruins the continuity. Doesn't look like Hollywood. Chain reaction will happen. The other buildings will come down. Next thing you know whole block becomes completely changed. Overcrowding. Franklin and Grace. You hear accidents all the time. It is a North Hollywood building, not a Hollywood building. Can't withstand it in the neighborhood.

AR: Kept in mind, buildings there very tall, plaster for the building

SH: True plaster?

AR: Called Santa Barbara Trap, old school smooth.

SH: It does dwarf the other buildings in that area.

SH: Coming up from Whitley, the buildings are a wreck. Somethings should be saved like historic homes. Somethings should not be saved that don't deserve to be saved. If you look at similar Tudor. Very cheap clapboard when it went up. All crappy buildings. Want to add there is a house on the corner. Then a modern building that they renovated. All that is left are four really low grade buildings. Appreciate the design. It is modern. If you could make coming up Whitley, not these run down. It is only 19 units. The entrance to Whitley Heights need to be great. Need to go and move on. Very much a plus. Three really ratty rundown buildings. Not significant. Thinks it is great and modernizes. What's the point of leaving the dumps? In full support of the building.

SH: People weren't paying attention back then. Agree.

SH: What are the variance requests.

AR: Reduce, raise height from 45 to 56 feet.

SH: Are you open to reducing number of units. There are too many units. We don't need single family units. Where two people can live there.

BM: Motion: That the Area 3 /Housing requests before anything else be done the developer to work with the Los Angeles City Office of Historic Resources to make sure the determination is correct historically.

BM: Do you have the time for that? When is your hearing? BM may have triggered with the City questioning the historic relevancy. Would like the motion that the developers work with the Los Angeles City Office of Historic Resources.

SH: Have there been any evictions?

AR: No.

BM: Motion on the floor – that the Area 3/Housing committees request that the developer work with the Los Angeles Office of Historic Resources to make sure the building is not a contributing historic resource to the neighborhood and consider Hollywood Heritage alternative plan.

BM: Second

BM: Understand developer has been operating in good faith.

SH: Clarifying, house is outside HPOZ. Usually HH requires a historic assessment when a building that old is demolished. Since this is outside CRA, probably HH would not have purview over it. It probably would be. Not unique and congruent with Whitley Heights and no significant celebrity. Should do design review by the office of Historic Resources.

BM: Motion now reads "that the Area 3/Housing committees request that the developer work with the Los Angeles Office of Historic Resources and do the appropriate design review to make sure the building is compatible with the adjacent HPOZ and National Historic registry.

BM: Second.

AR: Is my property in the Historic registry?

SH: Work with the City to make since you haven't been flagged by the City.

BM: Vote on the amendment. 12 Yes / 5 No.

BM: Motion: Area 3 and Housing committee recommends one of the two bedroom units be a very Low income unit.

SH: Second

BM: Vote on amendment. 12 Yes / 5 No.

SH: Motion: Opposing demolition and no new construction.

SH: Second.

BM: Vote on amendment. 10 Yes / 10 No

Moved back to Agenda III.

**I. Area 3 Planning and Land Use - CUBs**

- A. 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.**

Asking for Plan approval. Asking for operation and mechanics of concession.

AR: Giving background. Operated as Cabo Cantina. Operating 17 restaurants in areas similar to Hollywood. In 2014 noticed sunset clause. Usually condition runs with the land. Can be discontinued by voluntarily let it run out or public nuisance. File new conditional use permit exists. Go through the process cooperatively. LAPD trying to keep an existing business on the Blvd. the way it was. Approved in 2015. Planning started making changes. Causes real problems. 24/7 operations. Does not mean 24/7 alcohol service. What the new CUB did limit from 10:00 am – 2:00 AM. It doesn't go back then need 8:00 AM for true breakfast service. Three month video library instead of one month already installed. Security, Cabo has security at all times. Most of the times it is running. No later than 5:00 PM. Sometimes as early as 11:00 AM. Patrol, sometimes more aggressive. Came up in the CUB's need to be

Red Cross certified. Costs a lot of money to have certifications. No real reason why it is required. Can't continue to have proper certification. Karaoke was never prohibited in original CUB. Someway became prohibited. Have to say Karaoke is the specific thing that is causing a problem. Nothing added to the record saying it was causing a problem. Closer to the way business was operated. Everything is staying the same. When originally mentioned to City Planning how to go about changing. Captain Zarconi acknowledged existing business. Already good track record. The process from City planning is cumbersome. It was determined Plan approval most legally accurate way to correct the conditions.

BM: Heard from previous applicant neighborhood not thrilled with beyond 2:00 AM.

AR: Volunteered at 2:00 AM. Kitchen stays open until 2:00 AM.

BM: When came into rep Jameson's club, Karaoke would not be included, but when at planning you requested.

AR: Only for specific events.

BM: Cabo is much more open to the Blvd.

AR: Not really.

BM: Point is sound. How long would Karaoke run? Secret and other clubs said to stop ambient at 10:00 PM.

AR: Only on Wednesdays. Property on dead center of Hollywood Blvd. Very unlikely sound will carry. Don't want to point the finger, but hard to claim it is Cabo.

BM: It is all cumulative. You have been operating Karaoke for how long?

AR: Six years.

BM: Wants LAPD to comment.

LAPD: Don't want to say anything about project. Extended hours past two. Does represent a problem to police officers. Maintaining a deployment that can put. Simply put, LAPD does not have the staff to accommodate 24 hour alcohol consumption type of operations or 4:00 AM retail operations. If alcohol is cut at 2:00 AM still offering entertainment accommodation to intoxicated people until 4:00 AM, 6 AM or 24 hours. Don't have the staff to police that environment. Presents a problem which will carry over to the community at large. The people are going to be in neighborhood. And no one to prevent them. Why security plans are so important it gives have highly trained people. Backfill for the 'police' stop a conflict when police are called and when police arrive. Necessary components having an area with the intensity that Hollywood Entertainment District has. Having strong securing on operating hours to maintain harmony. Karaoke problematic at times. Some of the stigma carried over from Korea Town. Have to consider is this some operation with B girls and private rooms. Some kind of element with criminal activity. Know that is not the place with Cabo. Karaoke is loud and causes disruptions to community. Additionally. Personally never done Karaoke when sober. Activity that encourages intoxication.

BM: Any noise complaints for Karaoke?



LAPD: Yes, have had some noise issues with Cabo Karaoke.

AR: Stigma Karaoke. Do it on a Wednesday. Not a weekend. Prevent Karaoke doesn't become a nuisance while having property rights.

BM: Police does have complaints from sound

LAPD: Clarification, not sound from Karaoke. Amplified sound.

BM: Concerned about noise in residential area. Noise pollution is constant.

AR: Respect neighborhood. Hollywood Blvd. one of the preeminent commercial corridors in the City. Hard one for the City to face. Beyond scope of the meeting. But relevant.

BM: No problem starting 8:00 AM. Has to be a cut off time can't be 24 hour.

AR: Moved back on 24 hours community concerns.

SH: People want to be in a very lively atmosphere. During sporting events on East Coast hours needed. Alcohol not served. No alcohol served until ready. Karaoke Jameson's. Staying open to 4 AM some place to eat to sober up and not wandering around. As far as Karaoke not going back, can hear sporting event. Business not close and they won't go away. Need to find a way.

SH: One month for security camera not enough. Because of security video murderer was captured. Almost strongly urge to follow police on security video. The hills are home. In terms off hours.

AR: Only asking 8:00 AM – 4:00 PM.

BM: 24/7 is on the City record.

SH: New hours are 8:00 to 2:00 PM. You are asking for removal of City's random requirements. Don't think the City has the right to continually change the environment a business operates in. City is run and adding willy-nilly.

LAPD: Business inherited previous conditioned space. When went in for renewal, conditions changed because operator changed.

SH: What was being used to police, strip clubs, cruising?

BM: Can you operate the way you are now and make a profit.

AR: It shouldn't be important in this situation.

BM: No, it should. We as a community are hyper aware that another bad operator.

AR: when started planning, thought of it as social engineering. But it is about property rights vs. the better good. The conditions should run with the land. If they aren't being done well, then it needs to go through nuisance abatement. And protect business rights to not lose business.

BM: Move to vote on what was submitted to City. You are asking for a lifting of the ban on Karaoke, but you are doing Karaoke?

AR: Do have authority to do Karaoke original use permit.

BM: Motion -A modification from 9am to 2am, seven days a week. 7 yes / 0 no

BM: To remove Condition 7, clarifying the Existing CUIB's grant clause and removing the Existing CUB's expiration date.

SH: Second.

AR: The City is not putting expiration dates on all CUBs going forward.

BM: Motion does not pass 3 yes / 4 no

BM: Motion, support a modification to Condition 11, to require that the Existing Operation maintain a video library for one month.

AR: As soon as police contact us we can preserve video in perpetuity.

SH: Could be that they don't know.

LAPD: A victim of sexual support may report it 3 months later. 8 yes/ 0 no. 1 abstention.

BM: To support a modification to Condition 12, to eliminate the requirement that security guards maintain *American Red Cross* first-aid cards and to adjust the required security hours to include 9pm to closing, seven days a week.

BM: Question: You are saying that it is too costly. Could CERT be used instead of Red Cross?

AR: Guards have to be certified every two years. First Aid certification in addition to the Guards certified by State Law. This is adding additional training.

BM: Are your security guards trained if a disaster, like the Northridge earthquake, - some operators believe once the patron leaves the doorway it is the City's problem.

AR: Crowd control is done. It is also requiring the time open someone be able to do CPR. Other establishments trying to serve a breakfast burrito don't have an ENMT on site.

BM: Motion passes 5 Yes, 1 No.

BM: Motion: to support modification to Condition 15, to clarify the condition to permit the restaurant to be leased to another entity for a private part, so long as the restaurant remains under the operator's control at all times.

SH: Second

AR: Poorly worded condition. In any situation where there is a private party, applicant will not give up control. There will be licensed security guards and bartenders.

BM: Motion: to support: 9 yes/ 0 one.

BM: Motion to support the removal of Condition 22's ban on karaoke. Does not pass. 4 yes / 4 no.

BM Motion to support a modification to Condition 24, to clarify the type of operation. 9 yes / 0 no.

**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.**

AR: Projected presentation. Seeking new CUB for Café and Showroom. The concept is Screenbid.com. Owners working with Sony pictures to sell movie and TV props. Want to use theatre as showroom.

BM: We worked with HH regarding the historical sign. Where is the outdoor patio going to be? And what is behind it.

AR: Already there. Behind it is a parking lot.

BM: Where Champion apartment project will be built. Outdoor patio until 2:00 AM?

AR: Will adjust the time.

BM: Used to be Supper Club which had more complaints than all others combined. Same operators.

AR: They own, didn't operate.

BM: Who do we prevent happening there what happened before.

AR: Not seeking entitlements. No music. No dancing. No entertainment. New CUP. Prior ones void.

LAPD: So there is no CUX?

AR: No.

BM: No CUB entitlement. Not understanding how having a full liquor license from 8:00 AM – 2:00 AM works with Screenbids business plan if it is an online auction house.

BM: Why 6:00 AM?

AR: Flexibility for events.

BM: You are opening in late August but don't need liquor license.

SH: The live auctions are indoors and no other noise but amplified music?

AR: Yes. First online Cinema auction.

BM: Please confirm any of these people have any kind of implication in the project. Dimitri Samaha. Not aware. Rose Samaha, yes, Caroline Braidy. Freddy Braidy. Were charged criminally and opposed. Freddy Braidy known for operation of night clubs.

AR: Yes.

BM: You weren't truthful. You said they weren't the same owners that operated Supper Club. They were previously charged. Huge problem do not trust this alcohol license will start to have a way that private events start, dancing, music. Etc.

BM: Without CUX can the operate dancing?

LAPD: No, have to go through LAPD for outside and signed off. LAPD not endorsing anytime soon. Are meeting with LAPD.

BM: Serving food. Alcohol always serve food required. What is it? Definitely not night club. For the show room don't need alcohol license. Why open until 6:00 AM to 2:00 AM. Right now. Suggesting terrace closed at 10:00 PM. Opening business hours. Opening 8 or 9 AM.

SH: Sounds like it is a bar with memorabilia.

SH: Thanks for your outreach to Hollywood Heritage. The ZA on the building full restoration of the marquee. Still outstanding item Verbal made to Hollywood Heritage for restoration to the interior. Would fulfill the benefit. Original Cinemascope building on the Boulevard. Please come to Hollywood Heritage.

SH: People who are proven themselves as untrustworthy should not be rewarded. They could do whatever they want with the project.

Motion: To support the CUB request.

Second

AR: Would like to come back at next meeting.

BM: Need to vote tonight. There was a letter that PLUM sent out to find out who the owners are.

Motion Amendment: To support the business but not the CUB.

SH: If they are depending on the State (extending hours to 4:00). If people can drink until 4:00 and then open at 6:00 AM.

SH: This is also a business on Hollywood Boulevard attracting =.

BM: Would like to add to support Screenbids, not the CUB nor the hours of operation.

SH: If they are planning on the State, Spotlight opened at 6:00. 6:00 AM. An auction house with no parking

BM: Amend we approve for the auction house to operate but not the CUB request. Hours 9:00 AM to 10:00 PM.

SH: This will be subject to a lot of conditions that will supersede our actions here.

Motion: To not support the CUB or hours of operation.

Second.

Motion: Area 3 / Housing does not support the CUB or the hours of operation. Passed 7 Yes / 0 No.

## II. Area 3 Planning and Land Use - Housing

- A. **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.**

50 Unit family building built in 1923. Zimas shows 49 units. All have tenants. Code is for 36. When client took over the project saw Zimas had 36 units. At one point, actually 49-50 units. Building has no parking. Was all one bedroom apartments. Now built like original one bedroom, one studio. Shows that there are bigger rooms. Now being built like original. And all has tenants. Not doing anything on the outside. Doing inside to legalize the units. So all agencies like HCIDLA and B&P need to have correction as 49 unit apartment settled.

BM: Some of the units were one bedroom split. Non structural. For what it was intended. Tax assessor shows. Saying the reason that it went from 36 to 49 because the building was downgraded. Somehow, 36 units. Shows 50 families. Original certification.

BM: For some reason it was downgraded to 36 units.

BM: However, at one point only 36 units.

AR: On behalf of client, trying to do right.

BM: Bought in 2005. And apartments were already divided. I called downtown. Density threshold at 26. So you are asking to go to 49? My concern is the variances asking for, and you quote others, will make a 280 sf apartment in Hollywood. If you ask for that, will other companies come and ask the same thing?

AR: That's a great point. I am not doing construction. These are all existing. Proving that it was the same way.

BM: Are they structurally sound?

AR: Yes.

BM: You are waiting for UDU (Underpermitted Dwelling Units Ordinance), correct.

AR: Yes. City said this would be a good case. Not adding any footprint to the building and doing low income housing. Would get more density because of UDU. Three or four units would be Very Low Income.

SH: 26?

BM: They are at the density threshold now with 26 apartments. Why wait 10 years to legalize it?

AR: The client wants to correct it. It will also raise the value. And the client had the right person to do it. Rep started two and half years ago. This is above the normal and nobody wanted to jump through the hoops.

BM: One bedroom studio.

BM: Bicycle parking because a current condition, but not a condition when the building was built.

AR: In the courtyard.

BM: If property is from 1920s all rents RSO. Would request.

AR: With rent there is no parking

BM: It's really \$900 for a single.

SH: When the building originally permitted for?

AR: 50 units.

SH: How did it get to 36.

Shows on city records for 36 families. Now it is 36.

SH: You are asking for us to correct it for the higher density, not the correct density of 36. You just want more money. You knew discrepancy for higher density, rather than more logical.

AR:

SH: when it opened there were 50 rooms originally and it changed to 36. Knows one or two people just divided there rooms. If we say 'yes' then it is giving leeway to others.

AR: We are trying to do something originally done. Building owners need to know what was originally. If you look at floor plan actually 50.

BM: Solomon decision. They are bringing to the City on their own behalf to legalize it. Have people living in it now living in illegal RSO apartments. What is the appropriate consideration? We also have to consider if this is appropriate to JJJ and the TOC coming in. They are talking about micro units.

SH: Lived in very similar apartment in NY. 256 sf. being used as to what HCP is moving towards. Set a precedent for other landlords. Some form of violation.

BM: This operator coming forward in an historic building, no additions will be added.

SH: Moved in six years ago 875. Now under \$1100 a month. Building continually turns over. 100s people coming in to see a unit. Goes in minutes. The one on Wilcox. Watch the whole process. Rent is \$1600. Right on Yucca. Disability check is below \$1100. Trying to constantly. Apartments now going to AirBNBs. Concerned that the \$900 is false. Landlords try to move out RSO tenants so they can charge more. Place for Genuine residence to stay.

BM: How does this apply to 6434?

SH: Not concerned that it is singles, but will turn into AirBNBs and not a place for genuine residents to stay. Like the Ellis Act.

SH: Are you considered selling and that is why you want to change it over. A tiny apartment. And illegal.

BM: Are you planning on selling.

AR: Need to wait for UDU. With certificate of occupancy not going to happen AirBNBs. The process is not overnight. Portion will go to HCIDLA.

SH: Do you accept section 8?

AR: Not familiar.

BM: The building as it stands at least 30% is going to be LI or VLI. Do we accept the legalization or do we not.

SH: Ask really quickly. Building; permitted for 50. What is it now.

AR: Right now 49. Only

SH: Motion: Area 3 support the correction for 6434 Yucca to correct the occupancy to original 49 and request an exception to bicycle rule to allow open space to remain.

SH: Second

Motion carries: Yes 9/ No 0.

- B. 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.**

SH: Suggest that Board write a CIS to support the Mayors April 2013 law protecting rent stabilized ordinance. Because of the growing numbers experiencing displacement in HHWNC, we support HHWNC neighborhood communities in Residential Areas. Where families and residents cannot move back in the residential. Areas.

Motion: Because of growing number of HHWNC residents being displaced due to development projects, Area 3 encourages HHWNC to support Mayor Garcetti's Executive Directive 13: Support for Affordable Housing, signed into law April 2017, to protect HHWNC RSO and affordable unit neighborhoods and preserve HHWNC affordable housing, prevent displacement of HHWNC stakeholders and preserve and protect our culturally and economically diverse neighborhoods.

SH: Second

Motion passed: 10 yes / 0 No.

- III. **Old Business; New Business** Thanks for having speaker cards.
- IV. **Public Comments:** comments from the public on agenda items and non-agenda items within the Committee's subject matter jurisdiction. None
- V. **Decision on next meeting date(s)** Not decided.
- VI. **Adjournment** 9:37 PM.