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HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

PLUM COMMITTEE MEETING

January 4, 2018

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 of Hollywood Blvd. Building is 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 non-agenda 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 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. Report on the recent filing of a proposed expansion at The Universal Hilton, which is in HHWNC's Area 2.**
- 3. Consider approving draft minutes of prior meeting held on December 7, 2017.**
- 4. 1403 N. Gardner Street - aka The Will & Ariel Durant Library from 1987 to 2004.**

Council District 4 is proposing to adapt and reuse the building located on this site, which was a public library branch for many years, as a supportive housing facility for approximately 20 women.

Chief of Staff Sarah Dusseault and Senior Planning Deputy Julia Duncan will be presenting the proposed project.

5. 6050 W. Franklin Avenue - The Montecito II

This will be a continuing discussion with regard to this proposed project, which is a proposal from Thomas Safran & Associates to build a second senior affordable housing building on the site, which would be six stories and 77' high with 68 units for seniors and 1 unit for a building manager.

PLUM Committee members Brian Dyer, Orrin Feldman and Oren Katz want to share what they've learned, since the committee's meeting on December 7, 2017, with regard to (i) the geotechnical studies for the proposed project's site, and (ii) the traffic studies undertaken for the proposed project.

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

6. 7500 Sunset Boulevard -

Faring Capital, Inc., may come back to the PLUM Committee with additional revisions to its proposed project to build a large new mixed use project with more than 230 residential apartments units, ground floor retail space, and subterranean parking for cars and bicycles in two buildings on the site.

7. 3902 N. Kentucky Drive and 3894 Fredonia Drive - are two addresses for one proposed apartment building.

Zaven Ghanimian, as the manager of 3900 Kentucky LLC, filed an application with the City’s Planning Department requesting approval to demolish the existing homes on the site and build an apartment building with 21 condominium units. There would be 47 parking spaces (with two spaces per unit and 5 guest parking spaces for the building) in two subterranean parking levels, and the tallest height of the building would be 68’ high. 9500 cubic yards would be cut and exported to make space for the building. Two units would be set aside for very low income households.

The applicant is asking for a tentative tract map to be vested so that the building’s units can be sold as condominiums, and a haulage route.

This will be the first presentation to the PLUM Committee, but will continue a discussion which began in August, 2017, at a joint meeting of HHWNC’s Area 2 and Housing Committees.

At that meeting, there were concerns and questions about the proposed project’s size, design, height and massing, as well as to how anyone, whether a pedestrian or in a vehicle, would gain access to the building. The proposed project called for all vehicular access to be via an alley running parallel and adjacent to Cahuenga Blvd.

The applicant is asking for a density bonus for providing the two affordable housing units for very low income households.

This site is in the Mulholland Plan’s outer corridor, which normally limits any proposed building to 45’ in height. In return for providing the two affordable housing units for very low income households, the applicant is asking for a bonus to bring the proposed building to 68’ in height.

The Planning Department’s case no. is CPC 2017-1923.

Jerome Buckmelter, the applicant’s representative, will be presenting the proposed project.

8. Public comments on non-agendized items.

9. Adjournment.