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HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

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HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

PLUM COMMITTEE MEETING

February 8, 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 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 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. Consider approving draft minutes of prior meetings held on December 7, 2017, and January 4, 2018.
3. **3902 N. Kentucky Drive and 3894 Fredonia Drive**

Jerome Buckmelter will be leading a team on behalf of 3900 Kentucky, LLC, which 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. In two subterranean parking levels, there would be 47 parking spaces, with two spaces per unit and 5 guest parking spaces for the building.

The tallest height of the building would be 68' high. 9,500 cubic yards would be cut and exported to make space for the building.

Two condo units would be set aside for very low income households.

The applicant is asking for (i) a tentative tract map to be vested so that the building's units could be sold as condos, and (ii) a haulage route.

The Planning Department's case Nos. are VTT73784 and CPC-2017-1923-DB-SPP-MSP.

This will be the proposed project's first presentation to the PLUM Committee, but the proposed project was presented and discussed at a joint meeting of the Area 2 and Housing Committees in August, 2017.

Additional information about the proposed project is available on the PLUM Committee's page on the www.hhwnc.org website.

4. **3065 - 3091 N. Cahuenga Boulevard**

Greg Jackson will presenting a proposed project on behalf of Kiran Patel.

The proposed project includes (i) demolishing the existing commercial structure, which is approximately 5,500 square feet, on the approximately 25,000 square foot lot, and (ii) building a new apartment building with close to 60,000 square feet of space. Approximately 38,000 square feet would be included in a three story apartment building over a basements, which would be 45' high, and approximately 21,000 square feet of space would provide 55 parking spaces. The parking garage would have two

subterranean levels.

An additional 5,000 square feet of hardscape is included in the proposed project.

The building would provide 45 studio apartments; 5 of the apartments would be available for very low income tenants.

Approximately 10,000 cubic yards would be cut and exported. Two protected trees would be cut down.

The Planning Department's case no. is DIR-2016-4292-DRB-SPP-MSP-P.

Additional information about the proposed project is available on the PLUM Committee's page on the www.hhwnc.org website.

5. Public comments on non-agendized items.

6. Adjournment.