

Minutes for HHWNC's PLUM Committee Meeting on June 7, 2018

PLUM Committee members Patty Dryden, Orrin Feldman, Oren Katz, Danielle Mead, and Matt Shictman attended the meeting. Barbara Witkin, Area 7 Chair, attended the meeting to participate as a PLUM Committee member when the proposed project for 7500 Sunset Boulevard was discussed.

There were a sufficient number of committee members present to establish a quorum.

Orrin Feldman called the meeting to order at 6:03 p.m.

Approximately 30 stakeholders were present.

The draft minutes of the committee's meeting held on May 3, 2018, were discussed. A motion to approve the draft meeting's minutes, as revised, was approved by a vote of 5 to 0.

Orrin announced the committee's meeting dates through to the end of 2018 as having been scheduled for July 12, August 2 (if needed), September 6, October 4, November 1, and December 6, 2018.

For the committee's meeting set for July 12, 2018, Orrin said that the agenda would be likely to include proposed projects involving

- (i) the Domino's Pizza site at 7220 W. Sunset Boulevard;
- (ii) American Tower's cell towers on Briar Summit's peak;
- (iii) the Chevron station at 3780 Cahuenga Boulevard, which has applied to add a hydrogen fuel dispenser;
- (iv) the proposed renewal of the conditional use permit for Rock N Roll Sushi at 8000 Sunset Boulevard; and
- (v) the Pizza Dudes restaurant at 6815 W. Hollywood Boulevard, which has applied to add more seats and an enclosed second floor to the restaurant's plans.

1. 7500 Sunset Boulevard -

Faring Capital presented new renderings of the proposed project to build two new mixed use/retail apartment buildings. Jason Illouljian, Darren Embry, Jonathan Watson, Dave Rand and Liz Culhane-Fleming presented the revised project and took questions.

Committee and stakeholder comments ranged from being positive and approving to requests to lop off one or two floors from the proposed project. Several committee member sea stakeholders continued to press for wider entrances with better visibility at the garage entrances to the two proposed buildings.

There also was a discussion as to whether there were any height limitations on the site, and what the "d" condition for the site's zoning means. Dave Rand explained that there is no height limit when affordable housing is being provided as part of the proposed project.

Council District 4's Renee Weitzer said that the Council Office strongly supported the proposed project.

The PLUM Committee voted unanimously (6 to 0) to approve a motion recommending that HHWNC's Board vote to support the revised proposed project at 7500 Sunset Boulevard.

2. 3003 Runyon Canyon Drive

Chris Parker (Pacific Crest) and Nicole Kuklok-Waldman (colLABorate) presented a proposed project to (i) designate the existing Lloyd Wright designed house on the site as an accessory unit, and (ii) obtain approval for a proposed new second house on the site, which is one large lot of approximately 5 acres.

Chris Parker explained that Manuel Valencia, the home's owner, is asking for a variance from the City's Planning Department to allow the Lloyd Wright house to be treated as an accessory dwelling unit. He explained that the house's size precludes it being treated as an accessory dwelling unit without a variance, and that Mr. Valencia would prefer to get a variance than to remove/demolish the Lloyd Wright house's kitchen in order to qualify as an accessory dwelling unit.

Mr. Parker also explained that the Lloyd Wright is a historic cultural monument, and that no changes to the house are being proposed.

Committee and stakeholder comments ranged from being positive about the proposed design to questioning why a second house on the site would be appropriate?, and whether the new second house would be likely to turn into "a party house"? Several stakeholders asked Mr. Valencia to live there in the existing house without adding a new second house.

Stacy Sillins said that the Mulholland Scenic Design Review Board had recommended a much smaller second house when asked to undertake a preliminary review of Mr. Valencia's plans.

Joan Cashel asked several questions about the number, extent and range of 10' high retaining walls in the proposed project, and about the impact of any construction on Runyon Canyon Parks' wildlife, flora, and park users.

There were no public comments on non-agendized items.

The meeting adjourned at approximately 7:55 p.m.