Minutes for HHWNC’s PLUM Committee Meeting on March 7, 2019

PLUM Committee members Patty Dyer, Orrin Feldman, Oren Katz, Luminita Roman and Matt Shichtman were present. There was a sufficient number of committee members present to establish a quorum.

Barbara Witkin, HHWNC’s Area 7 chair, was unable to be present to participate and vote with regard to the agenda items for sites in Area 7.

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

Approximately 20 additional stakeholders were present.

The draft minutes of the committee’s prior meeting held on February 7, 2019, were discussed. A motion to approve the draft meeting minutes was approved by a vote of 5 to 0.

1. 8000 West Sunset Boulevard - is a shopping center at the Sunset Blvd./Crescent Heights intersection’s southeast corner. Sundance Cinemas, LLC, which runs the AMC movie theaters, is a tenant in the shopping center. The site is in HHWNC’s Area 7 and City Council District 4.

Charles Hernandez, the theaters’ general manager, and Bruce Evans, the theaters’ attorney, were present to work with the PLUM Committee to discuss and clarify the conditions under which the committee would recommend to the Board that HHWNC support the theaters’ pending application with the City’s Planning Department. That application was to renew a conditional use permit to sell beer and wine for on-site consumption.

Following that discussion, the committee voted unanimously (5-0) to recommend to the Board that the Board support the Sundance/AMC’s revised application to (i) renew it’s conditional use permit to sell beer and wine for on-site consumption, (ii) extend its operating hours for such sales on Mondays through Thursdays from 11:30 p.m. to 12:30 a.m., and eliminate the existing CUP’s condition which prohibited selling tickets to persons under age 21 when beer and wine is sold at the theater(s).

1. 2070 Nichols Canyon Road - is a large vacant lot in HHWNC’s Area 6 and City Council District 3.

Orrin gave a brief summary of what he had learned about a proposed single family house for the site, and how he had invited the owner/developer to attend the PLUM Committee’s April 4, 2019 meeting to present his proposed project, but that the owner developer was willing to make a presentation only if his proposed project already had been approved at the City’s Planning Department prior to the April 4th meeting.

3. 8150 West Sunset Boulevard - is in HHWNC’s Area 7 and City Council District 4.

Edgar Khalatian, Esq. and Rich Lichtenstein were present on behalf of Townscape Partners, which owns the site.

Mr. Khalatian made a short presentation about the pending application with the City’s Bureau of Engineers to have the City vacate its use of the island and turning lane going from east bound on Sunset to southbound on Crescent Heights. If the City were to vacate the current use(s), Townscape would use the additional space to extend its project further eastward with additional “open space”. Mr. Khalatian mentioned that the only public hearing on the proposed vacation would occur at the City Council, and that no date for any such hearing had been scheduled.

Messrs. Khalatian and Lichtenstein did not bring any charts or other visuals, and several people asked questions about the proposed “vacation” and/or objected to their not having done so.

Elaine Kohn, Esq. asked that the traffic plan provide for a wider lane for traffic turning from eastbound Sunset Blvd. to northbound Crescent Heights/Laurel Canyon Blvd.

Almost all of the other stakeholders and committee members who spoke, including Oren Katz, Luminita Roman, Rory Barish, and Jeremy Gardiner, spoke against the proposed vacation.

Ms. Barish also raised issues and concerns with regard to the support letters which Townscape’s representatives had provided; she contended that the letters did not disclose a possible conflict of interest with regard to one letter, and that another did not represent accurately the opinions held by the rest of the residents and owners at the Colonial House.

Renee Weitzer, on behalf of Council District 4, did not take any position, pro or con, on the proposed street vacation. Mrs. Weitzer explained that the City owned the island, but that the rest of the land, including the current turning land’s underlying land, was owned by the adjacent land owners.

No decision was reached. No recommendations were made.

4. Public Comments on non-agendized items.

There were no public comments on non-agendized items.

The meeting was adjourned at 7:57 p.m.