

CITY OF LOS ANGELES

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HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

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HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL PLUM COMMITTEE MEETING

September 5, 2019

6:00 to 8:00 p.m.

**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 6:00 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. Consider approving draft minutes of a prior meeting held on July 11, 2019.

3. PLUM Committee Chair’s update report, including the following items:

(i) 2639 North Algodon Court - South Valley Area Planning Commission hearing on August 4, 2019, and postponed hearing date set for October 10, 2019.

(ii) recent complaints with regard to several new homes under construction where what is being built did not seem to correspond to what had been approved at the Mulholland Design Review Board and the City’s Planning Department.

(iii) 2108 N. Laurel Canyon Boulevard - a complaint about the art and signage on the exterior of the Laurel Canyon Country Store’s building, and how the City’s LADBS and others responded to the complaint(s).

4. 3003 Runyon Canyon Road -

On August 22, 2019, the City’s Department of Planning released a draft environmental impact report (DEIR) on a proposed project at this site for public comment up until October 7, 2019.

Manuel Valencia owns the site, which is approximately 4.5 acres of privately owned property inside Runyon Canyon Park. There is a Lloyd Wright designed house on the site. The existing house is approximately 2,018 square feet. It is known as the Headley/Handley House, and the City of Los

Angeles designated it as Historic-Cultural Monument (HCM) #563 in 1992. Under the proposed project, the Heather/Handley House would be treated as Accessory Living Quarters. The existing house would remain intact and largely unchanged.

The main thrust of Mr. Valencia's proposed project is to seek approval for, and to construct, a second structure on the site, which would be the main house on the site. The DEIR's notice of availability describes his proposal this way:

"The Project proposes the construction of a multi-level, single family residential structure along the western side of a modified prominent ridge on the Project Site. The proposed building would include a basement, first floor and second floor area totaling 8.099 square feet in size not including the basement, which is excluded by the Department of Building and Safety. There would also be an attached four car garage. The existing historical structure would remain intact, and is located on the opposing eastern side of the modified prominent ridge. As part of the Project, the owner is requesting that the existing structure be reclassified as Accessory Dwelling Quarters. Vehicular access to the Project would be provided via a driveway along North Runyon Canyon Drive."

The DEIR concludes that the proposed project would not result in any significant and unavoidable impacts.

Mr. Valencia's two representatives, Nicole Kuklok-Waldman (Collaborate) and Chris Parker (Pacific Crest Consultants), are expected to make a presentation and be available to answer questions.

Council District 4's Renee Weitzer also is expected to be at the meeting.

The committee will undertake to make recommendations with regard to the proposed project for HHWNC's Board to consider at its September 18, 2018 meeting.

In order to formulate those recommendations, the committee may want to consider:

- (i) whether to recommend that the City consider making an offer to buy the site to incorporate it into the park?
- (ii) whether the proposed project's description is sufficient or even accurate?
- (iii) whether the proposed project satisfies/complies with the requirements of the Mulholland Scenic Corridor Specific Plan? Or, with the Mulholland Design and Preservation Guidelines? For examples, does the proposed project satisfy the Mulholland requirements with regard to height, topography, grading, massing and neighborhood comparability?
- (iv) whether the 5,2017 square feet of basement space, which seems to daylight to the outside of the building, is exempt space under the Mulholland Scenic Corridor Specific Plan's "Project" definition (despite LADBS's conclusion to the contrary)?
- (v) whether there are specific recommendations which the committee should make with regard to how any construction on the site should be undertaken, including the DEIR mentioned Construction Traffic Management Plan, which also includes a Worksite Traffic Control Plan?

5. Public comments on non-agendized items.

6. Adjournment.