

# 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 Monday, October 7, 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](mailto: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](mailto: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](http://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](mailto: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 September 5, 2019.**
- 3. PLUM Committee Chair's update report.**
- 4. 1426 - 1428 N. Fuller Avenue – is a site in HHWNC's Area 7 and City Council District 4.**

Currently, the site has a 100 years old duplex building, which has two dwelling units and is less than 2,000 square feet.

Edmund Taban and Saraly Anavim applied on behalf Capital Group Investors, LLC to the City's Planning Department to demolish the existing duplex and ask for permission to build one subterranean level of parking below a new 5-story, 15 unit apartment building.

The proposed project would be approximately 19,500 square feet. The first floor would have two 1 bedroom units and , one 2 bedroom unit. The upper floors, which are floors 2 through 5, would each have three 2 bedroom units. Some, but not all, of the units have balconies.

The sixth floor would be an approximately 1,000 square foot roof deck for all the tenants to share.

Capital Group investors is electing to utilize Tier 1 Transit Oriented Corridor incentives to obtain approval for the building to be 54' high.

14 parking spaces for residents' cars would be provided. No guest parking would be provided.

13 of the 15 units would be available at market rates, and two units would be set aside for tenants who qualify as extremely low income households.

The Planning Department's case no. is DIR 2019-4075-TOC. The CA CEQA no. is ENV 2019-4076-EAF.

Sean Nguyen, who is with EZ Permits, LLC, is expected to lead the applicant's presentation.

#### **5. 1665 La Brea Avenue- is a site in HHWNC's Area 7 and City Council District 4.**

Shin Ramen restaurant operates a 1,480 square foot Japanese noodle shop in this strip mall, which is located at the southwest corner of La Brea Avenue and Hollywood Boulevard. The application states that the property is owned by La Brea Hollywood Properties, which is located at 7288 Sunset Boulevard in Unit 206.

Timothy Ratcliff, on behalf of the restaurant, has filed an application with the City's Planning Department to ask for a zoning variance to allow (i) for the sale of beer and wine for on-site consumption, and (ii) for the restaurant to operate from 10 a.m. to 2 a.m. on Fridays and Saturdays, but only to 11 p.m. on Sundays and to 12 midnight on Mondays through Thursdays. The City's commercial corner rules would not allow for the requested hours of operation, and would apply if a zoning variance were not to be approved.

The application also asks to provide only 12 on-site parking spaces in lieu of the otherwise required 15 on-site parking spaces.

The site is zoned R3.

The Planning Department's case no. is ZA-2019-4006.

Kevin Franklin is the applicant's representative, and he is expected to lead the applicant's presentation.

#### **6. A discussion with Charlie Carnow.**

UNITE HERE is a labor union which represents over 300,000 workers in the United States and Canada at airports, hotels, food service businesses, gaming establishments and transportation facilities.

Charlie Carnow, is a research analyst with Unite Here Local 11, who is based in Los Angeles. Charlie would like to share and discuss some ideas about (i) how the City's proposals to increase density, such as in the Hollywood Community Plan, should include requirements to include affordable units as well as other environmental and social benefits to the community, and (ii) how the City's rules which allow hotels to be built and/or operated in residential zones should be changed from focusing on conditional use permits to other types of standards/rules.

#### **7. Public comments on non-agendized items.**

#### **8. Adjournment.**

