

Minutes for HHWNC PLUM Committee meeting on July 21, 2020.

PLUM Committee members Orrin Feldman, Oren Katz, Danielle Mead, Luminita Roman, and Barbara Witkin were present.

Brian Dyer, HHWNC's Area 3 Committee Chair, was present to participate as a committee member with regard to the discussions concerning (i) 1708 N. Las Palmas Avenue, which is the site of the Hot Mother Clucker restaurant, and (ii) 6623 1/2 W. Hollywood Boulevard, which is the Ballet Hollywood nightclub's location.

Lincoln Williamson, HHWNC's Area 7 Committee Chair, was present to participate as a committee member in the discussion with regard to 7901 W. Sunset Boulevard, where a developer has applied to replace an Arco gas station with a mixed use retail/residential building.

The meeting got underway at approximately 6:05 p.m.. A sufficient number of committee members were present to establish a quorum.

Other HHWNC Board members who were present included Jane Crockett, Paul Jenkins and Kyle Naumovski.

Mrs. Renee Weitzer, Senior Planning Advisor for City Council Member David Ryu, was present to provide advice with regard to the proposed mixed use building proposed for 7901 W. Sunset Boulevard.

Approximately 39 people attended the meeting.

The draft minutes of the committee's prior meeting held on February 3, 2020, were discussed. A motion to approve the draft meeting minutes, as revised, was approved by a vote of 4 to 0.

1. 1708 N. Las Palmas Avenue - is located in HHWNC's Area 3 and City Council District 13.

Adolfo Suaya's What's On Third, Inc. owns the building, which is where the Hot Mother Clucker restaurant has replaced the Rusty Mullet.

The new restaurant's presentation was made by Armen Zadoyan and George Galajian, the restaurant's operators, and Marc Levum, who is an attorney with the law offices of Michael Gonzales on behalf of Mr. Suaya and What's On Third, Inc.

They explained that the Hot Mother Clucker restaurant has been operating for 6 or 7 months without any alcohol license/conditional use permit (CUP). The restaurant has not been able to serve beer, wine or any alcoholic beverages to its customers because the City efforts to revoke the prior tenant's CUP precluded Hot Mother Clucker from taking over that CUP.

Mr. Suaya and the restaurant's operators applied to the City's Planning Department for approval of a new CUP to serve a full line of alcoholic beverages from 10 a.m. to 2 a.m. on Mondays through Fridays, and from 8 a.m. to 2 a.m. on Saturdays and Sundays. Armen explained that the requested CUP would provide Hot Mother Clucker with the same hours for alcohol sales as

Jameson's, which is next to Hot Mother Clucker, and another business on the same block. It would let Hot Mother Clucker compete on an equal footing with its two neighbors.

Hot Mother Clucker's seats are all indoors. There will be no outdoor seating. However, the restaurant's windows open on both Las Palmas Avenue and Hollywood Boulevard. Several committee members expressed significant concerns about the noise being audible well outside the restaurant. They said that the noise could be heard by the area's residents in their apartment buildings on Las Palmas and even beyond that street.

Following the discussion, the committee voted unanimously (6 to 0) to recommend to the HHWNC Board that the Board's support Hot Mother Clucker's pending application for a conditional use permit if the restaurant agrees to close (i) the windows along Las Palmas Avenue by 6 p.m., and (ii) the windows along Hollywood Boulevard by 10 p.m.

2. 7370 W. Sunset Boulevard - is the site of The Moment Hotel, which is in HHWNC's Area 7 and City Council District 4.

The Moment Hotel applied to the City's Planning Department to renew and expand its existing conditional use permit to sell beer and wine at a ground floor restaurant with 20 indoor seats, a second floor patio with 52 seats, and in minibars in the hotel's rooms. The hotel currently operates under a Type 47 license, and the hours of operation have been from 7 a.m. to 11 p.m. daily. The proposed additional discretionary entitlement is to allow the hotel to serve a full line of alcoholic beverages.

The hotel's presentation was made by Steve Rawlings, the hotel's representative, Sanjay Patel, the hotel's owner, and Jay Saucedo, the hotel's general manager.

One committee member raised concerns about (i) the hotel's daily \$34 parking charge for guest parking, and (ii) the possibility that the second floor patio could be a site for noisy parties in the future.

Several other committee members spoke in support of the hotel's operations and the pending application. They called the hotel "a good neighbor", and stated that the hotel had complied with the existing conditions on the hotel's current conditional use permit. Oren mentioned that the hotel was a good example of a successful start with selling beer and wine, and he thought that the hotel's good operations warranted an expansion of the existing CUP to allow for a sale of a full line of alcoholic beverages.

Following the discussion, the committee voted unanimously (6 to 0) to recommend to the HHWNC Board that the Board support the Moment Hotel's pending application.

3. 2100 N. Laurel Canyon Boulevard - is the site of a building which houses the Laurel Canyon Country Store and Pace Restaurant, which have separate ownerships and operations. The site is in HHWNC's Area 8 and City Council District 4.

Pace Restaurant has operated with a Type 41 license for many years, which allows the restaurant to sell beer and wine for on-site consumption. There are 60 indoor seats, and 30 outdoor seats.

Sandy Gendel, the restaurant's owner, has applied to the City's Planning Department to allow him to exchange the Type 41 license for a Type 47 license in order to sell a full line of alcoholic beverages for on-site consumption.

The restaurant's presentation was made by Mr. Gendel and Patrick Panzarello, his representative. They explained that the pending application also included a request for approval to have karaoke.

Some concerns were expressed about how the karaoke should be conducted only inside the restaurant so that adjacent neighbors would not be effected adversely by any noise from the outdoor dining area.

Following the discussion, the committee voted unanimously (5 to 0) to recommend to the HHWNC Board that the Board support Pace Restaurant's pending application to upgrade its conditional use permit and add a karaoke entitlement so long as the karaoke sound is contained inside the premises/building.

4. 7901 W. Sunset Boulevard - is an Arco gas station, which is located in HHWNC's Area 7 and City Council District 4.

Daniel Taban and Skyview SunsetLLC filed an application in June to ask the City's Planning Department for approval to replace the gas station with a proposed mixed use residential building . The proposed building would have 62 residential units. There would be a mix of studios, 1 bedrooms and 2 bedrooms. Five units (8%) would be allocated to Extremely Low Income affordable housing. There would be approx. 5,550 square feet of ground floor commercial space in the building, which would have a total of 57,215 square feet. The proposed building would be 7 stories and 85' high. There would be one level of subterranean parking and two levels of above ground parking. The top 5 stories would be for the apartments and additional roof decks to provide open space for the residential tenants. Architectural details and screening would take the building's total height to 95' 8 1/2".

The developer's presentation of the proposed project was made by Mr. Taban and Jonathan Yang from Irvine & Associates, his representative, and Rodolfo Mora, the proposed project's architect.

They explained that the proposed building would be a by right project. It would be left to a Planning Department Director's determination to decide whether to approve their application, and that no discretionary entitlement requests are being made. However, they also stated that they welcomed the community's input.

The community's input was decidedly negative with regard to the proposed project's design.

Lincoln Williamson criticized the development team for (i) putting the new building directly up against the adjacent apartment building, and (ii) for not reaching out to the neighboring properties, including the apartment building to the north of the site, before designing the proposed project and filing its application with the City's Planning Department.

Lincoln also wanted to know how, if the Transit Oriented Corridor (TOC) incentives were eliminated, how much smaller would the proposed building be? He suggested making the building two fewer floor and lowering the number of units in the proposed building by 30.

Other critical questions included:

(a) how daily deliveries would be made to the commercial tenants since the Sunset/Fairfax intersection's northwest corner includes a bus stop? That hadn't been considered.

(b) how garbage would be collected from the residential and commercial tenants and picked up? The answer was that the collection bins would be rolled out into Fairfax for a private waste company to pick up and take away, but the committee members and other stakeholders didn't accept that as feasible because of the high traffic volume on Fairfax;

(c) whether there should be roof decks included and, if so, how many and where on the proposed building? and

(d) how to maintain and even increase the width of the sidewalks on both Fairfax and Sunset?

Generally, the proposed project was considered "massively oversized for the neighborhood". The design was criticized. More than 12 stakeholders spoke in opposition. The opposition was a mix of committee members, board members, neighborhood residents and other stakeholders.

Luminita and several stakeholders asked for an increase in the number of affordable housing units to be set aside.

Mrs. Weitzer stated a long list of problems she could see with the initial design. She suggested that the development team take a good look at the 7500 W. Sunset Boulevard project, which has been approved, to see how some of these issues were handled there, and then get together with Council District 4 and the community to see what improvements/revisions could be made to the initial proposed project to make it better.

Orrin asked Mr. Taban if he was willing to work with Mrs. Weitzer to do so and then come back to both the Area 7 Committee and the PLUM Committee for additional meetings. Daniel said that he was willing to do so.

So, no motion and vote was taken following the lengthy discussion.

5. 6623 1/2 W. Hollywood Boulevard - is the site of Ballet Hollywood (ballethollywod.com).

Ballet Hollywood is a nightclub operating in a 4,779 square foot space with 138 seats and an indoor 871 square foot patio with an additional 37 seats. According to the website, the nightclub has been operating from 10 p.m. to 3 a.m. on Wednesdays, Fridays and Saturdays.

The site is in HHWNC's Area 3 and City Council District 13.

Araceli Avellandro Alvarado, as the nightclub's manager. Shaul Kuba runs CIM, which owns the building. They applied to the City's Planning Department for "a Plan Approval" for Ballet Hollywood's operations under a prior Type 48 License, which had been issued to the space's prior operator, which was Mood nightclub on October 8, 2009.

Sandra Robles at Art Rodriguez Associates, who represents Ballet Hollywood, made a presentation on behalf of the nightclub.

Brian mentioned that he had seen some pictures which the nightclub had posted on its website. Brian asked whether the nightclub needed an adult entertainment license? He also said that the zoning for the site doesn't seem to permit adult entertainment operations.

Brian also wanted to know whether the patio allowed noise to vent to the nearby Korean Senior Residents' Center apartment building? He wanted the area soundproofed if it isn't already soundproofed. And, he wanted the nightclub's closing time to be moved to 2 a.m., rather than the nightclub's current 3 a.m. closing time or the 4 a.m. closing time requested in the nightclub's pending application.

Brian also thought that the nightclub should be required to file a new application. He said that, because Mood had been closed so much earlier than Ballet Hollywood's operations began, that a new application, rather than a Plan Approval, would be appropriate and might even be required. Ms. Robles disagreed.

Orrin Feldman echoed Brian's suggestion that a new application for a new CUP would be appropriate, rather than a Plan Approval, but for a different reason. Orrin pointed out that the terms of the prior CUP provide expressly that, after a 10 year term, which began on October 8, 2009, the original grant expired and could not be extended because the original grant required that the applicant would have to "file and win" a new approval. Again, Ms. Robles disagreed. Ms. Robles' argument was that the expired CUP provided in 2008 could be extended by the applicants' filing by the Planning Department unilaterally without filing for a new CUP ———despite what the 2008 determination letter.

Following the discussion, the committee voted unanimously (7 to 0) to recommend to the HHWNC Board that the Board oppose Ballet Hollywood's pending application:

- (i) because the case should be filed as a new application. The use of Mood was discontinued for many years, which makes this new applicant ineligible for a plan approval;
- (ii) change the operating hours to close at 2 a.m.
- (iii) obtain assurance of sound mitigation; and
- (iv) resolve whether this nightclub's operation requires an adult entertainment license, and whether this site is even zoned for adult entertainment operations.

6. There were no public comments on non-agendized items.

7. The meeting adjourned at approximately 7:50 p.m.