

HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL
Area 3, Area 4, Housing Committees Joint Meeting
Wednesday, July 6, 2022; 6:30 PM

Minutes

I. **Call to order and welcome.** 6:36 PM; 12 in attendance.

II. **Approval of meeting minutes, motion and vote.** No vote taken

III. **[ZA-2021-10702-ZV-CU-CUB](#); 1909 – 1915 N Highland Ave.**

Presentation of boutique hotel application by project representative. The original project involves the development of a 50 room, hotel, with 1000 sq ft café/located at grade and on the ground floor. The café and bar will be open to the public. Parking garage will be below grade with required 42 spaces. Applicant has stated hotel will be smaller than original application posted on planning's website. **Possible motion and vote.**

Architect and rep requested no vote be taken. Just there for the Community input. Shared plans for project. No longer asking for apartments with higher TOC allowances in height and scale. Has changed from original application. Reduced from 50 to 44 rooms. 45' (four stories) in front, staggering to 30' in the back. Parking will be one level below grade. 37 onsite parking spaces for residences, 10 additional for café. Bike parking 6 long term, six short term. 421 square foot roof top deck. Variances asked for hotel and café usage. The hotel will work as a hybrid for people who come to work in film, and not absorb long-term housing. Transformer will be underground. Kitchen will be in back of Café. Rainwater capture for the plants, with landscaping softening the front. Rooms are designed as angled stacking boxes. Parking will have attendant, so requesting reduction in setback to 10'.

Board member asked about design of rooms, and quantity, specifically for long term filming people.

Rep replied that there are different units. Nine are fairly large.

Board member asked about safety to Frank Lloyd Wright's Freeman home behind during build, due to geotechnical considerations and being in the Alquist-Priolo fault zone. Also queried about styling of the hotel? Area is historic zone with Spanish revival and Beaux Arts. Ingress/Egress from the hotel during bowl and awards seasons with middle lane being a dedicated directional lane. Also, how will trash pickup be handled? Rooftop noise? What will the Café hours be?

Board member: Why choice for hotel over apartments? Why not give what the community needs, which is housing?

Representative: There will be trash enclosures. Trash will be picked up in the building and not on the street. Also, will be cutting curb to make an access lane. Also, will be repaved and planted with more trees. The design of the building is aesthetically pleasing in its contrast to the other buildings. The walkway will allow pedestrians to appreciate it. The owners have always served the community, from a previous beauty salon. Chose a hotel over apartments because property faces Highland, a secondary highway, and would not be a good choice with noise and traffic for apartments, and a mother raising a young child. Also, the proximity to the Bowl and Hollywood and Highland make it feasible. The City's linkage fee, which is attached to projects, would transfer the money for apartments to another project.

Stakeholder: Rooftop noise and RSO housing being removed?

Representative: No affordable housing will be removed. Only the commercial structure will be removed. Rooftop will only be for lounging. Will yield to the community if they don't want music on the rooftop.

Stakeholder: Appreciates the height reduction. Concerned about the ingress. Not convinced that widening will fix the issue. Would appreciate a design that reflects the area, from the 30s. Concerned about the rooftop. Will there be an application for a liquor license?

Representative: Only Café applying for liquor license.

Stakeholder: Being held hostage to the Hollywood Bowl traffic, so emergency vehicles getting in and out will be difficult. Had family member at Senior Center off of Highland and it was impossible.

No Vote Taken.

IV. [Council File 20-1376-21](#)

A discussion of City Council's proposed expansion of 41.18 enforcement zones, which would make it a crime to sit, sleep, or lie down on more than 46 square miles of City land. **Possible motion and vote.**

Originally listed as Agenda item #5, item moved to IV by Chair

Housing Chair: Item 41.18 amendment limiting sidewalk blocking around "sensitive use", i.e., a School, Day Care Center, Public Park, or Public Library, was rushed through City Council. HHWNC did not have ability to respond to 41.18. Nor did the City state how many criminalization zones, or area it would actually cover. Homeless deaths have risen 25%. City politicians for 41.18 have lost, or are behind, in their elections.

Motion: That the HHWNC Housing Committee requests that the HHWNC discuss and vote on 41.18 and its expansions.

Seconded by Area 4 Chair

Housing Chair: Even though you may approve of 41.18, financially, it does not make sense. The City and community need a better approach.

Area 3 Chair: 41.18 is specifically about the public right of way. It was expanded in 2021 to be able to react to the homeless. The law doesn't require removal, only public access. Does not address chronic homelessness. 25% of the homeless in Hollywood are chronically homeless, or have an addition. 41.18 only asks to be moved for six hours to clean up the site. There are problems with break-ins, lack of sanitation due to proper sewage control. The City has to have a Housing First in place, before it can receive money from the Federal Government. Would like one or two housing meetings to discuss the issue further before going to the Board.

Public Safety Chair: Expansion to schools seems reasonable when kids can no longer walk there themselves.

Stakeholder: Doesn't believe walking children safely should be a problem, which it is. The City is criminal when it was given \$1.2 billion. It's a multi-level problem.

Stakeholder: July 2022 City council meeting, item 74, had testimony presented by principals, teachers, students and parents. LA should follow NYC "Right to Shelter." It's also about the working class walking the kids, not the rich. Some parents can't walk their kids to school because they need to work. Is for the ordinance expansion to schools.

Stakeholder: Ordinance has not passed yet.

Housing Chair: Did not pass because it was not unanimous.

Stakeholder: New School Superintendent, who was homeless, wants the expansion. Superintendent stated they would not be allowed in 46 square miles. There are two separate issues. Homeless and childhood safety.

Housing Chair shared map on screen. Heard what the stakeholders were saying as legitimate. City Council bears a lot of responsibility. Sometime we should be able to talk about that this maybe an inevitable result of free market capitalism, as a systematic.

Chair withdrew the motion.

- V. [LAMC 112.01 \(a\)\(b\)](#) & 41.57, Loud Noise Ordinances
Discussion of the Loud Noise Ordinance, its enforcement, sound issues, Planning Department's responsibility and possible solutions. **Possible motion and vote.**
Item moved to follow discussion of 41.18 ordinance expansion.
Area 3 Chair tabled a motion
Motion: That the Area 3 / Area 4 / Housing / Committees request that at the next PLUM meeting consider a motion that City Planning incorporates in every Letter of Determination noise ordinance restrictions with consequences for violation.
Seconded by Public Safety Chair.
Stakeholder, have been dealing with noise from a Hotel eight to 10 blocks away. Has recorded the noise. Have been notifying police and City officials.
Motion passed 8/0.
- VI. **Comments from the public on non-agenda items within the Committee's subject matter jurisdiction.**
Stakeholder: Board members need to start posting minutes.
- VII. **Committee Business - Comments from the Committees on subject matters within the Committee(s)'s jurisdiction**
- a. **Brief announcements by Committee Chair.**
None
 - b. **Introduce new issues for consideration by the Committee(s) at its next meeting/request that the item be placed on the next meeting's agenda.**
Discussion on the Hollywood Community Plan Update 2.
Update on the Hollywood Cahuenga Triangle
 - c. **Ask Committee Chairpersons to research issues and report back to the Committee(s) at a future time.**
None
- VIII. **Decision on next meeting date(s)**
TBA
- IX. **Adjournment:** 8:40 PM