



CENTRAL HOLLYWOOD NEIGHBORHOOD COUNCIL

PLANNING and LAND USE MANAGEMENT

(PLUM) Committee Meeting

Monday, Aug. 27, 2018 at 4 p.m.

Hollywood City Hall, Large Conference Room

6501 Fountain Avenue (at Wilcox), Los Angeles, CA 90028

The Committee does not take action on behalf of the Neighborhood Council Board. It considers proposals and forwards Committee-approved recommendations as proposed motions to the Board. The Board will consider the Committee's recommendations at a future public Board Meeting and may take final action on the recommendations.

The public is requested to fill out a "Speaker Card" to address the Committee on any item of the agenda prior to the Committee taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Committee's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to two minutes per speaker, unless waived by the presiding officer of the Committee.

“All projects must be notified / invite / get Signatures of adjoining or neighboring property owners and/or occupants in support of the request; Very helpful, especially for projects in single-family residential areas, to minimum 4 block-radius around project. Notification and/or Flyer/ Publicity must have CHNC address, inviting stakeholders to attend the CHNC meeting where the project proposal be presented by representative” Motion 2/8/16 recommended by PLUM committee and ratified by CHNC Board of Directors on 2/22/16.

A. Call to Order.

B. Roll Call

Name	Present	Absent
Ferris Wehbe, Chair		
Wil Anabel		
Ericka Redic		
Joe Rehfeld		

C. Approve Minutes.

Approval of CHNC Planning and Land Use Management (PLUM) Committee minutes from July 23. Minutes emailed to all Committee Members for review.

D. Public Comment on NON- Agenda Items.

Comments from the public on non-agenda items within the Committee's subject matter jurisdiction. (Up to two minutes per speaker.)

F. Discussion and Possible Action to Approve Recommendation.

1. Case No. ZA-2018-3601-ZAA-SPR, 1007 N ORANGE DR 90038

Project Description:

A CHANGE OF USE FROM 33,180 SF OF PARKING TO 28,486 SF OF MEDIA PRODUCTION AND 4,694 SF OF COMMERCIAL USES.

Requested Entitlement:

PURSUANT TO 12.28.C, A ZONING ADMINISTRATORS ADJUSTMENT TO PERMIT AN FAR OF APPROXIMATELY 1.6:1 IN LIEU OF THE REQUIRED 1.5:1 FAR. PURSUANT TO 12.28.C, A ZONING ADMINISTRATORS ADJUSTMENT TO PERMIT A 0-FOOT FRONT YARD SETBACK IN LIEU OF THE REQUIRED 15 FOOT SETBACK PER THE MR1-1 ZONE. PURSUANT TO 16.05, SITE PLAN REVIEW FOR A PROJECT CONTAINING GREATER THAN 50,000SF OF NON-RESIDENTIAL FLOOR AREA.

Applicant:

[Company:7007 W ROMAINE(LA) LLC : 1016 N SYCAMORE AVE (LA)]

Representative:

MICHAEL GONZALES [Company:GONZALES LAW GROUP APC]

Permanent Link: <https://planning.lacity.org/pdiscaseinfo/CaseId/MjlyMDI40>

2. Case No. ZA-2018-3635-CUB-ZV, 1051 N HIGHLAND AVE 90038

Project Description:

CONVERSION OF AN EXISTING AUTO REPAIR FACILITY INTO A PORTION OF A CONVENIENCE STORE AND THE CONSTRUCTION OF A NEW CAR WASH

Requested Entitlement:

A CONDITIONAL USE PERMIT, PURSUANT TO SECTION 12.24 W 1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES (BEER AND WINE) FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH THE PROPOSED EXPANSION OF AN EXISTING CONVENIENCE STORE INTO AND REMOVAL OF AN EXISTING AUTOMOTIVE REPAIR FACILITY, AND A ZONE VARIANCE, PURSUANT SECTION 12.27 B OF THE LAMC, TO ALLOW THE CONSTRUCTION, USE AND MAINTENANCE OF A PROPOSED 1,000-SQUARE-FOOT CAR WASH AS NOT PERMITTED, ALL IN CONJUNCTION WITH AN EXISTING GASOLINE STATION, IN THE MR-1-SN ZONE.

Applicant:

BIJAN POULDAR [Company:MOBIL]

Representative:

BEN STECKLER [Company:FIEDLER GROUP]

Permanent Link: <https://planning.lacity.org/pdiscaseinfo/CaseId/MjIyMDYz0>

3. **Case No.** ENV-2018-4526-EAF/DIR-2018-4525-TOC, 6753 W SELMA AVE 90028

Project Description:

DEMOLITION OF AN EXISTING 10 RESIDENTIAL UNITS TO CONSTRUCTION, USE, AND MAINTENANCE OF A 51 RESIDENTIAL UNITS INCLUDING 8 VLI UNITS , WITHIN A 7-STORY BUILDING, AND ON-SITE 27 PARKING SPACE.

Requested Entitlement:

PURSUANT TO: LAMC 12.22 A.31: TO PERMIT NEW CONSTRUCTION OF A 51-UNIT APARTMENT BUILDING UTILIZING A 59% DENSITY BONUS, PARKING REDUCTION PER TIER 4. (0 SPACES PER BEDROOM/UNIT), AND INCREASE IN FAR (FROM 2:1 TO 4.25:1) PER TOC TIER 4, SETTING ASIDE 15% VERY LOW INCOME (8 UNITS) REQUESTING 2 ADDITIONAL INCENTIVES TO REDUCE SIDE AND REAR YARDS APPLYING RAS 3 STANDARDS, AND AN OPEN SPACE REDUCTION OF 25%.

Applicant:

JENNIFER CHEN [Company:SELMA PLACE, LLC]

Representative:

LIZ JUN [Company:THE CODE SOLUTION]

Permanent Link: <https://planning.lacity.org/pdiscaseinfo/CaseId/MjIzMDEz0>

4. **Case No.** CPC-2018-3906-ZC-CUB-CUX, 960 N LA BREA AVE 90038

Project Description:

A CONDITIONAL USE PERMIT FOR ONSITE SALES AND CONSUMPTION OF ALCOHOL WITH ENTERTAINMENT AND DANCING, AND A ZONE CHANGE FROM (Q)M1-1 TO M1-1.

Requested Entitlement:

A CONDITIONAL USE PERMIT TO ALLOW FOR ONSITE SALES AND CONSUMPTION OF FULL-LINE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A RESTAURANT WITH LIVE ENTERTAINMENT AND DANCING INCIDENTAL TO A HEALTH CLUB/GYM. A ZONE CHANGE FROM (Q)M1-1 TO M1-1.

Applicant:

Representative: Elizabeth Opholt [Elizabeth Peterson Group]

Permanent Link: <https://planning.lacity.org/pdiscaseinfo/CaseId/MjIyMzUx0>

5. **Case No.** ZA-2010-3455-CUB-PA2, 7060 W HOLLYWOOD BLVD 90028

Project Description:

AN (E) 7240 RESTAURANT TO ALLOW FOR CONTINUED SALES AND DISPENSING OF ALCOHOLIC BEVERAGES WITH 276 INDOOR SEATS AND 370 SQ FT COVERED PATIO W/44 SEATS WITH HOURS OF 9AM TO 2AM.

Requested Entitlement:

PURSUANT TO 12.24 W1 - CUB TO PERMIT SALE & DISPENSING OF FULL-LINE OF ALCOHOL FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH THE CONVERSION OF BANK TO RESTAURANT, OPERATING FROM 9AM-2AM, DAILY,

ferris@chnc.org

Post Office Box 93907, Hollywood, California 90093

SEATING 276 TOTAL, WITH OUTDOOR PATIO SEATING 44. (SECTION 12.21 A10)

Applicant:

EMELY DECKER [Company:BUFFALO WILD WINGS]

Representative:

MICHAEL AYAZ [Company:LIQUORLICENSE.COM]

Permanent Link: <https://planning.lacity.org/pdiscaseinfo/CaseId/MjIyNDk00>

6.

G. Comments by Committee Members on items not on the agenda:

H. Adjournment

Agenda is posted for public review at the CHNC website www.chnc.org at main posting location as required by law: Hollywood Neighborhood City Hall, 6501 Fountain Ave. and at the City of Los Angeles Neighborhood Council Support – Early Notification System. 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 the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda please contact: Roger Davis (ferris@chnc.org) or Christian Guzman (c.louis.guzman@gmail.com)

Public Notices.

Did you know? You can call 3-1-1 to be connected to any City of Los Angeles service. Use it to report graffiti, arrange for bulky item pick up, or reach any City Department or City Official. Help keep our City clean-USE **3-1-1**

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ferris@chnc.org

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