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Regular Meeting – PLUM Committee Minutes

Saturday, December 15, 2012, 9:30 a.m.,

Mayer Building, 5500 Hollywood Bl., 4th floor

Los Angeles, California 90038

(Southeast corner of Hollywood Blvd. and Western Avenue, in Hollywood)

PLUM Members present:

Non-PLUM members present:

Items are listed for reference only and may be discussed out of order.

1. **Introductions**, announcements, verify quorum. Ensure all attendees sign in.
2. **Approval of Minutes** of November 17, 2012 “Special Meeting”

Andy moves the minutes be adopted. Jackie seconds the minutes. Andy, Jackie and Pablo, all of who attended the meeting approved (all others were not there).

3. **Public Comment** on Non-Agenda Items (2 min.)
Supposed to post CIS statements on city websites. There is no council file attached to the project for posting. We can post letters on the website.
4. **Discussion of and possible action** with respect to protocol, procedure, and drafting of standard forms, agendas, letters, and other correspondence
5. **Discussion and possible action and vote** with respect to whether issue Letter of Support to Citizens of the World Charter Schools for a proposed project that seeks two zoning approvals in City Planning Case No. ZA-2012-3201-ZV-ZAA: (1) a parking variance to allow the school to utilize the Children’s Club’s existing off-site parking spaces, and (2) a yard adjustment to allow the school to use the existing side yard setbacks on the property. The project involves the adaptive re-use of the existing Children’s Club and Day Care property, owned by the Assistance League of Southern California, located at 5620 De Longpre Avenue, as a public charter school for up to 390 students in grades K – 8, that would be operated by Citizens of the World Charter Schools. The Children’s Club is on a an approx. 33,000 square foot parcel zoned R4-2, improved with a 2-story, 20,546 sq. ft. building containing a gymnasium, locker rooms, 6 classrooms, activity rooms, a library and kitchen, and admin offices, with an maximum occupant load of 974 persons, and a swimming pool, basketball/volleyball court, and grass lawn area. Citizens of the World operates a public charter school, with 160 students, on a portion of Grant Elementary School, and has leased the property from the Assistance League to establish a new home for its charter school. Citizens propose interior renovations to create up to 13 classrooms and establish an E-1 occupancy for the building, with no proposed additions, increase in floor area or exterior changes. Michael Woodward, a land use attorney assisting Citizens, will be presenting.

Land use development attorney. Former Assistance League children's center and club. Facility has been there for 16 years – library kitchen, gym, office, swimming pool, and playground. Assistance League isn't using it anymore. Charter school has leased the building for the school. Prop 39 space on grant elementary school currently. Would move 160 kids from that school to this facility. Proposal is to use the space up to 390 students grade k through 8. Interior renovations to the school that would create classrooms – up to 13. School would make the facilities available to other groups for community recreational purposes. R4 zoning has requirements for schools. Asking for an adjustment on using the existing setbacks and other request is a parking variance. 1 parking space per classroom on site – was not required for the children's club – they had parking on the neighboring lot. Asking to use 19 spaces off site – keep the variance for the children's club. Seeking our support for those 2 requests.

Executive director of the schools in LA – charter schools = public schools with districts and board. She is a quasi-superintendent. One of the schools has been in operation nearby in Hollywood is in the 3rd year. They provide an alternative to neighborhoods in the area. The Silverlake school opened up this year on 2 different campuses, that they would like to join to become one campus. She said that this space is wonderful because it has all the space needed on one lot that was built for this purpose. The league space is leased but they need the Certificate of Occupancy. The space is leased for the Immaculate Heart basketball team and theater groups – which has been the existing use. There are about 25 staff members. They intentionally place schools in diverse areas like Hollywood; kids come to school from all over LA.

Their architect has not been asked to draw up plans to include parking on their lot. There is no contingency plan. The parking spaces are included in the charter's lease. There is a 15 minute passenger loading zone in front of the space – perfect for schools. Their current space has teachers parking on the street and having to move cars.

Steven said he's toured the space; the loading area is great because it is low traffic. The parking spaces across the street are not a far walk at all. He thinks it is great use for the space. He moves to support the project.

Bill expressed concern over building schools by freeway. The attorney says that there are options to help address impacts – such as dense landscaping, filters within closed walls. The building was constructed in 1995. Bill also asked how CAP Park would affect the project – it would help it with air situation and park nearby.

Jirair is concerned about police activity in the area – will they have an office for the lot. Executive director said they are cleaning sidewalks, installing cameras that connect directly to LAPD, and clean up crews. Assistance league has talked about having a sub-station at their campus for more officers – the school wants them there. Jirair says that currently there are mattresses out in the street – would the school be involved in cleaning up the area too? The Executive Director said parents are cleaning up graffiti and putting doggie clean up bags in the area. Jirair is asking about landscaping plans – currently there are trees lining the street – attorney said it could be a condition. There is green space inside the building too.

Juri asked how up to 25 staff would work with 19 spaces – the executive director said that there are incentives for staff to bike to work, there are after hours programs so staff coming to work is in flux. Juri asks how the drop off and pick up plan would work – drop off would occur at the entrance along De Longpre, where there is no parking. Exec director says that there are no buses. Juri says that there could be up to 300 cars a day at the school – the attorney says there is a current Certificate of Occupancy for 900 people, when there are only 390 kids. The City didn't think traffic was an issue preliminary. If they do, then there would be a traffic study. Juri asked about the lease – 5 years with extension, with option for more parking spaces.

They are asking a letter of support for zoning applications. The attorney stated CEQA language that this project is an "Insignificant change to an existing condition." They have already provided outreach to neighbors. There could be a public hearing for this application; sometimes it is waived if no objections.

Jackie wonders if they have talked to Target or Home Depot as a back up plan. Assistance league has a good relationship with Home Depot – they have worked together in the past with the theater.

Steven verified 13 spaces is the requirement 19 are in the lease. The pool is gated, and they plan to use and fix it up. He moves to propose a motion as presented today and draft a letter, Jackie seconds. Unanimous approval.

Terms of the letter: The PLUM committee met and heard the proposed project. They voted and recommend to support this project. It finds that having a charter school there would benefit the neighborhood.

6. **Discussion and possible action and vote** with respect to whether issue Letter of Support to Kilroy Realty, for the Columbia Square Project located at 6121 Sunset Blvd. The project is entitled for 875,000 square feet but Kilroy's proposed plan is reduced to 650,000 square feet with a campus setting. David Simon, Executive Vice President LA Region for Kilroy Realty Corp, and Samantha Martinez of Kindel Gagan, will present the new site plan.

General consensus at the last meeting was it is a good project but orientation of the tower goes E-W vs. N-S, probably because the view sheds are more lease friendly. Jackie recommends that we set precedence for building orientations and view sheds to the hills. They are looking for a letter of support. They are going to come back for signage, but we could vote today. They are providing class A office space in Hollywood. 260 ft is the height of the lower tower. There are 200 residential units.

One issue is changing the orientation of the tower – they said they could not fit the tower with the plan of the campus. Steven said it is a spirit of working with people. They have changed the project to one tower from two – they have the entitlements for this project. He wishes the PLUM committee will take a hard stance moving forward so that developers know that the orientation of towers is E-W. Kevin Keller said that they could make a revision in the Hollywood Plan so that it is not as a guideline. Juri recommends that on a future meeting we state for the public that PLUM requests E-W orientation of buildings, underground parking, ...

Andy says this project is a vast improvement, and the studio is being preserved. We cannot get everything.

Bill said architecturally it could be more interesting. Jackie says that the quality will be top drawer with this firm.

Andy makes a motion to supply a letter of support for this project. Bill said that we note that we suggest the letter state that we suggest the tower be oriented E-W instead. Seconded by Elizabeth Hilton. Steven said that we have not seen the proposal for signage. Pablo abstaining – 7 members are for the project.

Letter language: The PLUM committee is voting and recommending to the board a letter of support in favor of the project with a reduced plan not to exceed 581,720 sq ft. This approval does not include and withholds any decision on signage. The applicant is requested to return to the PLUM committee regarding the signage at a later date.

7. **Discussion and possible action and vote** with respect to whether issue a Letter of Support for the Sunset Bronson Studios Project, located at 5800 W. Sunset Blvd. L.A., CA 90028. The project includes a 13-story office tower consisting of approx. 314,495 sq. ft., a five story office building consisting of approx. 90,300 sq ft and a 1,635-stall parking structure. These improvements will replace an existing surface parking lot and ancillary studio related buildings. The purpose of the Project is to revitalize underutilized portions of the project site, attract entertainment and media companies, beautify the site that respects the existing historic context, and provide an opportunity for media-related jobs in Hollywood. Chris Barton, Executive Vice President of Sunset Gower-Sunset Bronson Studios, will be presenting.

Jackie said the gentleman presented elevation and plans of the KTLA site – moving the tower to the original site, which is further west closer to Sunset. The campus is nicely done with parking partially below and above grade, secluded. There is a podium that is extensive and asked to add signage of projects on going so that there is pedestrian interaction. The 13 story office building proposed on a current vacant lot.

Elizabeth and Jackie are concerned about the sensitivity between the tower and the historic building needs refinement.

Letter language: The PLUM committee recommends a letter of support to the proposed studio industry use of the project based on the finding that the community will benefit from the use of this project. The support is conditional and would be issued in final form once the applicant appears to the PLUM committee to present the following matters: a) resolution of the architectural design – the height of the tower, the committee is concerned and needs to resolve the relationship of the new tower to be considered with the WB building; b) for the applicant to present to the committee the EIR; c) plinth base enlivened for or further development and discussion to enhance the pedestrian environment on commercial streets; d) no advertising on signage affixed to any building; e) for the applicant to explain the billboard on lot A.

Bill motions to support the letter, Andy seconds. Unanimous approval.

8. **Discussion and possible action and vote** with respect to whether issue a Letter of Support for the Hollywood Millennium project located at 1720, 1722, 1724, 1730, 1740, 1745, 1749, 1750, 1751, 1753, 1760, 1762, 1764, 1766, 1768, 1770 N. Vine Street; 6236, 6270, 6334 W. Yucca Street; 1733, 1741 N. Argyle Avenue; 1746, 1748, 1754, 1760, 1764 N. Ivar Avenue, Los Angeles, CA 90028. The project is proposed for approx. 4.47 acres of land adjacent to the Capitol Records Tower into a development consisting of about 1 million sq. ft. of new uses. Alfred Fraijo of Sheppard Mullin will be presenting.

Juri said that Thomas Meredith recommended that there be a special meeting to present this project at a joint Board meeting, due to the size and scale of the project.

Jackie said that we should reach out to other neighborhood councils – Harry says that he can contact the East Hollywood NC.

Jackie said it's too tall; all she has heard from others that it's too tall.

9. **Discussion and possible action and vote** with respect to whether issue Letter of Support for Florin Ford 's New Single Family House located at 4941 Marathon St. - 1,152 Sq. Ft. on vacant lot in Melrose Hill HPOZ. Jackie Ruiz will be presenting.

The planning department asked that we propose the project in front of the NC. Footprint is 576 – tiny building, a green wall faces the street and neighbor to the west, new pedestrian walkway and driveway, 6 ft high fences with gates 22 inches behind the property line, received approval from HPOZ board. They have asked for a letter of support. It is more like a carriage house – it is a house within a garden. They have received 22 responses from the neighborhood for approval. It will be a 1152 sq ft house.

Jirair motions we approve the proposed project to what presenter is requesting. Stephen seconds. Unanimous approval.

10. **Set future meeting dates** – Next Regular Meeting Scheduled for Saturday, January 19, 2013.
February 2nd is a proposed date for a Board and PLUM Special meeting to vote on the Millennium project.

11. **Other business from the floor**
12. **Announcements**
13. **Adjournment**

Note: the phone numbers for Environmental at 213/978-1332 (Darlene), Zoning Administration are 213/978-1318 (Al or Raquel) or 213/482-7077. Subdivisions at 213/978-1362, David Weintraub, 213/978-1361, Expedited at 213/978-1475.

The public is requested to fill out a "**Speaker Card**" to address the Board on any agenda item before the Board takes an action. Public comment is limited to two (2) minutes per speaker, but the Committee has the discretion to modify the amount of time for any speaker. The public may comment on a specific item listed on this agenda when the Committee considers that item. When the Committee considers the agenda item entitled "Public Comments," the public has the right to comment on any matter that is within the Committee's jurisdiction.

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the Committee in advance of a meeting may be viewed at the scheduled meeting or by prior arrangement by contacting the HSDNC at 323.450.5097. In addition, anyone who would like a copy of any record related to an item on the agenda; please contact the HSDNC at number above. The Hollywood Studio District Neighborhood Council will announce at this meeting the location, day and time for its regular meetings and may also call any additional required special meetings in accordance with its Bylaws and the Brown Act. The agenda for the regular and special meetings is posted for public review at the following community locations 1) Tidal Wave Restaurant, 6112 W. Sunset Blvd, 2) Bernstein Corner Grocery, 1280 Wilton Pl, 3) Lemon Grove Park, 4959 Lemon Grove Ave, 4) Produce For Less Market, 5059 Melrose Ave, and 5) Sunshine Thai Restaurant, 861 N. Western Ave

The Hollywood Studio District Neighborhood Council complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability. Upon request, the Hollywood Studio District Neighborhood Council 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 the availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting HSDNC at 323.450.5097, or please send an e-mail that states the accommodations that you are requesting to chair@hsdnc.org.

HOLLYWOOD STUDIO DISTRICT NEIGHBORHOOD COUNCIL

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