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David Bell

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Luke Vincent

Maria Yepremian

Steven Whiddon

Thomas Meredith

Sun Yu

Johana Juarez

Charles Puree

Drew Peterson

HOLLYWOOD STUDIO DISTRICT NEIGHBORHOOD COUNCIL (HSDNC)

Saturday February 2, 2013, 9:30 a.m.

Assistance League of Southern California

1360 N. St. Andrews Place, Los Angeles CA 90028

**“SPECIAL JOINT MEETING” MINUTES
HSDNC BOARD AND PLUM COMMITTEE**

1. **Meeting called to order**, welcome remarks by HSDNC Board Chair – 9:44 a.m.
There is quorum for the PLUM Committee, but not for the Board; therefore, some Agenda items will be taken out of order.
2. **Present (no quorum, no official roll call):**
Alex Alferov
David Bell - absent
Felipe Corrado - absent
Christina Derenthal
Don Durkee
Efrain Gonzalez - absent
Johana Juarez - absent
Tom Meredith - excused absence
Charles Puree - absent
Juri Ripinsky
Jose Torres - absent
Jirair Tossounian
Luke Vincent
Steven Whiddon
Maria Yepremian
Sun Yu - absent
Bill Zide
3. **Presentation and Discussion** respecting whether issue a Letter of Support to Kilroy Realty Corporation for “Removal of seven legally permitted, non-conforming

signs in exchange for Signs Area Bonus credits, pursuant Hollywood Signage Supplemental Use District (“HDDUD”) Section 8 (A),” located at 6105-6125 W. Sunset Boulevard, Los Angeles, CA. Applicant David Simon of Kilroy Realty Corporation presented. Vincent asked if they are being replaced with electronic billboards; response, they will only be putting up signage that they are permitted. Due to renovations, the tenants are asking for a little more room for their signs.

Yeapremian/Vincent moved to support the letter; motion passed unanimously by hand vote. Ripinsky read the proposed letter into the record: “At our publicly noticed “Special Joint Meeting” on February 2, 2013, the Board of the Hollywood Studio District Neighborhood council voted to support the Planning and Land Use Committee’s recommendation to support Kilroy Realty Corporation’s removal of seven legally permitted, non-conforming signs in exchange for Signs Area Bonus credits, located at 6105-6125 W. Sunset Boulevard.” Doug Haines asked if Studio B/C will be retained; response, it will be replicated and will house a lot of the history.

4. **Presentation and Discussion** respecting whether to issue a 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 Childrens’ 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. 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 proposes 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. Whiddon said the letter is written, but the Committee had not yet moved to approve it. This will be addressed at the Board meeting.
5. **Presentation and Discussion** respecting whether to 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 Ave, 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. Upon HMP’s presentation to the PLUM Committee on 11/17/12, the Committee recommended holding this “Special Joint Meeting” for HMP’s presentation. Phil Aarons, founder of Millennium Partners, and Alfred Fraijo of Sheppard Mullin, presented. It will have open space to allow people to walk through to provide people at Hollywood and Vine to see the restored mural. This will also support some of the businesses along Yucca. The Plaza will be interactive, allowing those with smartphones to download

a limited app and enjoy music. There will be no digital signs. They will build high towers that they believe will show off the Capitol Records Tower. They intentionally designed the towers to complement Capitol Records Tower and also to allow people an opportunity to have balconies that face the Hollywood Hills; they are slender towers. Total economic output is estimated at \$925m, net revenue to the City General Fund is estimated at \$4.3 million, and it will produce approximately 5,900 jobs during the construction phase and 1,257 full-time jobs after completion. Ripinsky asked about parking; response, 1.25:1.5 per residential unit and 2:1000 sq. ft. on the commercial. Stakeholder asked about parking due to being near Metro station; response, they are replacing 225 spaces with 2000. There should be available spaces in public parking. Ripinsky asked about required variances; response, zone change from C4 to C2, a CUP for the hotel, retail uses that sell alcohol, variance for the sports club and dining above the ground floor, several CUPs, need planning dept. approval on density, also a request on shared parking. Ripinsky asked if this was part of the 6604 FAR of the Community Plan; response, yes. Ripinsky asked if any public funds would be used for the project; response, no. Ripinsky pointed out that the Quinby fees are collected from developers by the City to support parks; he suggests those on the neighborhood council who want to work on the parks make some noise about the Quinby fees collected for this project be spent on parks in the District. Ripinsky asked about the timeline of hearings, breaking ground, and completion; response, the EIR should be completed this month, the first public hearing is on February 19, 2013, they will go before the Planning Commission in March, and going to the City council in May or June. They look to complete this in two phases. It's important to the developers that there be community support. The other neighborhood councils have raised concerns. Ripinsky asked when the final EIR will be available; response, public comment opened in October and closed in December. The final will be responsive to the comments and will be available next week if not the following. Orletha Anderson asked when they would like to see it completed; response, would like to see it start in 18 months and it would be 3-5 years before completed., Capitol Records is 13 stories; response, approx. 50 stories. Doug Haines, you may be required to Doug Haines provide 2.5 spaces per unit; response, we're not asking for a reduction, we're providing what the code requires. Ripinsky asked if they were going to have a condo plan; response, that will come later and the parking will be adjusted then. Doug Haines, it sounds like developer is seeking a reduction of parking spots; response, we will deal with condo parking in the future. Here, the government ratio could change. With the existing parking spaces, we're at code. Doug Haines asked about the intersections; response, there will be three that will be adversely impacted during the construction. Orletha Anderson said it sounds like the number of three will be at start, but that would increase as the project progresses. Durkee asked how they came to conclusion that the parking was adequate for the open space; response, as with any other project, it is based on habitable use. They also anticipate that people will come by public transportation, on bike, and on foot. They believe there will be an expansion of these transportation modes. Zide commented

that, if anything, the Community needs more parking; response, we are building 2000 spaces, which is a significant increase by a factor of 10. Durkee asked for parking specific to the Metro, what is their estimate based on; response, they will not block parking based on use. They expect a 15-20% vacancy rate at any time. Alferov asked how much parking would be allocated to the hotel; response, it is a small, boutique hotel. There will be no ballrooms, etc. Alferov, how many restaurants; response, we hope to have 3-5 neighborhood, high-quality restaurants. Alferov asked if it would be similar to what is near Staples Center; response, no. This is green with a lot of wood, not a concrete plaza. Alferov asked if they could incorporate local artist space; response, yes. They would love to work with the artists to have exhibition space, etc. Zide asked for the economic reason behind the size of the towers; response, the towers are not economically-driven. It's tall because you can see Capitol Records, it's tall because there is green space, it's tall because it makes sense. Ripinsky, is each tower going to be 50 stories; response, that will be the maximum, one may be 35 stories. By making them slender and taller, the City's views will be protected. Zide pointed out there are four health clubs nearby and this seems ill-conceived; response, we are looking to provide another experience and believe there is a market for it. Courtney asked if they were seeking a variance of 6; response, they are not seeking a variance but a delimitation. Richard (Stakeholder), if you build these towers, you would be the new identity of Hollywood. It's a responsibility; response, we see the two towers that enhance, embrace and together with Capitol Records to be the icon. Vincent said he would like to see a condition that the public space must be retained even if the building is sold and that there be public bathrooms; response, good ideas. Tossounian, what are you doing to accelerate the Hollywood Central Park; response, Aarons has been involved with and advocating for the HCP since the beginning. Ripinsky said there is still no Board quorum, so the vote will only be of the PLUM Committee as a recommendation to the Board. Ripinsky is disappointed that there is no Board quorum but wants to make sure that these issues are addressed and answered so the voting Board members know they were considered. Stakeholder Nicole Manzo asked about the infrastructure, from water to earthquakes; response, that's being specifically addressed by the City, each agency needs to sign-off on it before it is approved. The EIR has been posted on millenniumhollywood.net. There was consensus and a majority vote that the proposed letter not address "height," even though it was widely discussed with some expressing concern. Ripinsky proposed a letter of support with conditions as follows:

"At our publicly noticed "Special Joint Meeting" on February 2, 2013, the Hollywood Studio District Neighborhood Council Planning and Land Use Committee voted to recommend issuance of a letter for support of the 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 Ave, Los Angeles, CA 90028, but specifically subject to the following conditions:

- (a) Parking: The project should provide additional parking exceeding the 2000 parking spaces proposed. In the event the project obtains tract-map approval for residential condominiums that no less than one additional parking space per unit, or the then applicable code, be provided for each condominium unit. In the event that the project cannot provide the above-referenced additional parking, then an application for residential condominium tract-map should be disapproved.
- (b) Dedicated Public Spaces/Art Space: That the public spaces proposed for the project be dedicated for: (i) public access and enjoyment, and (ii) the exhibit of art and creative expression to be administered by an art committee to be formed by the developer. It is strongly recommended that the City enter into an agreement with the developer to dedicate the developer's 1% art fee to pay for the cost of producing, exhibiting, maintaining, and administering art to be exhibited in the Project's public spaces.
- (c) Landscape/Hardscape: That the developer return to the HSDNC Board to present the proposed final landscape plans before submitting for building permit, for comment and further direction.
- (d) Traffic/Infrastructure: That the vehicular queuing be provided off-street, on the project site. That all street parking currently existing, be maintained within the perimeter of the Project.

The HSDNC Board would like to direct the City to allocate no less than 80% of the Quinby fees collected from this Project to the Hollywood Central Park.” [end of proposed letter]

Ripinsky/Whiddon moved to recommend this proposed letter be sent to the Board for approval; motion passed 8-1-1 (Courtney Tossounian opposed; Zide abstained).

6. **Presentation and discussion** respecting whether to issue a Letter of Support for 5550 Hollywood Boulevard Partners, LLC, which proposes to develop a mixed-use project on an approximately 1.90 acre (82,801-square foot) site bounded by Hollywood Boulevard to the north and St. Andrews Place to the east. The Applicant proposes the redevelopment of the site to construct 280 residential apartment units with a minimum of 11 percent of the base density designated as Very Low Income affordable units and approximately 12,900 square feet of commercial retail space. Sonny Astani of Astani Enterprises and Richard Solares of PSL Architects presented. They will be putting about \$1.5m into Quinby fees. Currently providing 430 parking spaces; this is within the minimum/maximum required. They are also looking into being a Zip Car parking location. Parking will be sub-terranean, one at grade, and one above-grade. Nothing historic happened inside the building; however, the façade will be incorporated into the design. Ripinsky asked about the residential mix; response, 128 studios, 64 1-bedrooms, 83 2-bedrooms, 5 3-bedrooms. Whiddon would like to see the design incorporate and be sensitive to all the historic architecture surrounding it. Solares said it is residentially-driven; very

little retail. Ripinsky shared he believes that this area will flourish in future and made several functional suggestions to the developers. Alferov said he sees the area developing into an area like Colorado Blvd. in Pasadena: stores, restaurants, residences, and cultural space, retaining the historic façade. If HSDNC does a letter of support, it is to be addressed to Blake Lamb, Planning Deputy. The developers will consider the constructive comments made by the PLUM Committee and come to a future meeting with new plans.

7. Adjournment – 2:01 p.m.