



**EAST HOLLYWOOD NEIGHBORHOOD COUNCIL
Planning Entitlement Review Committee**

*Doug Haines, co-chair, Jeff Zarrinam, co-chair • Charlie Fisher • Ed Hunt •
Armen Makasjian • Bill Roschen*

COMMITTEE SPECIAL MEETING AGENDA

**Thursday, March 29, 2018, 6:30 p.m.
1160 N. Vermont Ave., Los Angeles (Hollywood Hotel)**

AGENDA ITEMS:

1. **Welcome and introductions.**
2. **Public Comment on items not on the Agenda.**
3. **Approval of minutes from previous meeting(s).**
4. **Presentations and discussion -- Projects:**
 - A. **Discussion and possible action regarding the proposed demolition of a 1921 single-family home located at 1119 N. Berendo St., and the construction of two, 30-foot tall, 2-unit duplexes totaling 6,422 sq. ft., with each unit having 3 bedrooms, and a total of 8 parking spaces for all four units on the 6,750 sq. ft. lot in the RD-1XL Zone and Subarea A of the Vermont/Western Transit Oriented District Specific Plan. City Planning Case Nos. DIR 2017-1989-SPP-SPPA, ENV 2017-1990-CE. Applicant Darryl White of MNW Berendo LLC seeks a Project Permit Compliance Review pursuant to LAMC Section 11.5.7.C, and a Project Permit Adjustment pursuant to LAMC Section 11.5.7.E.3, to allow a 24-foot front yard setback in lieu of the otherwise required 30-foot front yard setback. NOTE: The applicant has presented to the committee at its 6/22/17 and 1/25/2018 meetings.**
 - B. **Discussion and possible action regarding the proposed demolition of three buildings from 1920-1923 on two separate lots at 4652-4658 La Mirada Ave., and the construction of a 10-unit, 36-foot-tall Small Lot Subdivision w/20 parking spaces in the RD1.5-1XL Zone and Subarea A of the Vermont/Western Transit Oriented District Specific Plan. Case Nos. DIR 2017-2525-SPP-SPE-SPPA-ZAA; ENV 2017-2524-EAF; VTT-74357-SL. Applicant Sunset Mirada, LLC, seeks the following: 1) a Specific Plan Exception to permit the joining of two lots totaling 16,175 sq. ft. in lieu of the maximum 15,000 sq. ft. merger permitted under the Specific Plan; 2) a zoning administrator's adjustment to permit a 36-foot height in lieu of the maximum 30-foot height allowed in the 1XL Zone; 3) a zoning administrator's adjustment to allow a 10-foot fence height in the side yard in lieu of the maximum 8-foot allowed height; 4) a Specific Plan adjustment to permit 16 feet of open space in lieu of the required 20 feet; 5) a Project Permit Compliance Review and Vesting Tentative Tract Map to allow the demolition of the existing buildings and construction of a 10-unit subdivision. NOTE: In 2006, the applicant received approval for a development that was never constructed under Case No. APPC-2005-4752-SPE-SPP. The applicant has presented to the committee at its 9/14/17 and 1/25/18 meetings.**

- C. Discussion and possible action regarding the construction of a 4-story, 21-unit, 40-foot-tall, 18,487 sq. ft. apartment complex on a 12,000 sq. ft. lot, at 1525 N. Hobart Blvd., with 35 parking spaces and two affordable units in the R3-1XL Zone and Subarea A of the Vermont/Western Transit Oriented District Specific Plan. Case Nos. DIR 2017-1835-SPP-DB; ENV 2017-1836-EAF.** Applicant Ira Boren of Hollywood Luxury Collection LLC further seeks two on-menu incentives under LAMC 12.22.A.25 to 1) reduce the required front yard setback from 25 feet to 20 feet, and 2) increase the allowed building height to 41 feet from 30 feet. The project incorporates a 35% density bonus to increase the number of units from the allowed 15 units to 21 units. The applicant also seeks a Project Permit Compliance Review pursuant to LAMC Section 11.5.7.C.
- D. Presentation and discussion regarding the proposed demolition of an existing 15,813, one-story commercial mall at 4830-4850 Hollywood Blvd. (at Edgemont St.), and the construction of a 101-unit, 6-story, 75-foot-tall mixed use project with 10,000 sq. ft. of retail space and 176 parking spaces in Subarea C of the Vermont/Western Transit Oriented District Specific Plan. Case Nos. DIR 2017--SPP; ENV 2017—EAF.** Applicant Jason Zhu, Gendale Corp., in partnership with La Terra Development, seeks a Project Permit Compliance Review pursuant to LAMC Section 11.5.7.C, and a Project Site Plan Review pursuant to LAMC Section 16.05, to construct a 117,527 sq. ft. development with twentysix studio apartment units, fifty 1-bedroom units, twentythree 2-bedroom units, and two 3-bedroom units on the 40,502 gross sq. ft. lot. The development would have no setbacks on Hollywood Blvd. or Edgemont St. **ITEM CONTINUED**
- E. Discussion and possible action regarding a proposed 21-unit, 45-foot-tall density bonus apartment complex located at 1111-1117 N. Kenmore Ave. City Planning Case # DIR-2017-2254-DB.** Applicant Jacques Mashihi. In return for setting aside 3 units as affordable, the applicant seeks approval of a 35% density increase, a 20% reduction in the required rear yard setback, and height increases on the combined 12,480 sq. ft. lot in the R4-1D and RD1.5-1XL Zones. Note: The applicant presented to the committee at its 1/25/18 meeting.
- F. Discussion and possible action regarding the proposed demolition of two circa 1910 and 1916 Craftsman duplexes located at 1269-1279 N. Lyman Place, for the construction of a 20-stall surface parking lot to service the Hollywood Presbyterian Medical Center. City Planning Case #s DIR-2017-5247-SPP; ENV-2017-5248-CE.** Applicant CHS Property Holdings, L.P. The applicant seeks a Project Permit Compliance approval for the proposed surface parking lot on the 9,680 sq. ft. parcel. The parking lot would have perimeter fences 6 to 7 feet in height. The property is in subarea C of the Vermont/Western Transit Oriented District Specific Plan, and the C2-CSA1 Zone. Note: The applicant presented to the committee at its 1/25/18 meeting.
- G. Discussion and possible action regarding a proposed Change of Use of a tailor shop at 4876 Fountain Avenue (at Edgemont St.) to a coffee shop with no parking in the C2-1 Zone and Subarea B of the Vermont/Western Transit Oriented District Specific Plan. City Planning Case #s: DIR 2018-812-SPP; ENV-2018-813-CE.** Applicant Jose Abarrancas of Mestizo Café seeks a Project Permit Compliance approval to convert the existing tailor shop, located in a 660 sq. ft. tenant space within a 2-unit, 2,200 sq. ft. building on a 2,420 sq. ft. lot, into a coffee shop with a maximum occupancy of 25 persons.

- H. Discussion and possible action regarding a request to demolish a 1920, 2-story, 3-unit house at 4132 Normal Ave., for the construction of a 4-unit, 36-foot-tall, 6,795 sq. ft. Small Lot Subdivision with 8 parking spaces on the 6,976 sq. ft. lot in the RD1.5-1XL Zone. City Planning Case Nos.: AA-2018-721-PMLA-ZAA-SL; ENV-2018-722-EAF.** Applicant James Quai Chi Tran of MERJ Family, LLC, seeks approval of his 4-unit parcel map to develop a Small Lot Subdivision with a 36-foot building height in lieu of the 30-foot height limitation. Each unit would have three bedrooms, 2 1/2 bathrooms and a roof deck, and range in total square footage (including garage and roof deck) from 2,393 sq. ft. to 2,835 sq. ft. The project would have a 16-foot front yard setback in accordance with the existing building line, a 5-foot rear yard, and a 5-foot west side yard.
- I. Discussion and possible action regarding a proposed development at 4575 Santa Monica Blvd. that involves the demolition of two 2-story auto repair garages built in 1971 and 1979 (total 2,160 sq. ft.), for the construction of a 5-story, 60-foot tall, 12-unit, 14,000 sq. ft. apartment building on a 5,322 sq. ft. lot (95% lot coverage) in the C2-1D Zone and Subarea B of the Vermont/Western Transit Oriented District Specific Plan. The project would consist of 12 two-bedroom units with 7 standard parking spaces (4 tandem). City Planning Case Nos.: DIR-2018-347-TOC-SPP-SPPA-WDI; ENV-2018-348-EAF.** Applicant Amirali Shakoorian of 4575 Santa Monica Blvd. LLC seeks the following:
- 1) Approval of a Project Permit Compliance review;
 - 3) Waiver of the 15' by 15' corner dedication requirement for the intersection of Santa Monica Blvd. and Lyman Place;
 - 2) In consideration of reserving two units dedicated for Very Low Income tenants, the following Tier 3 incentives under the Transit Oriented Communities ordinance:
 - A) A 60-foot building height in lieu of the 50-foot Subarea B height limitation;
 - B) An alternative interpretation of the SNAP Transitional Height limitation of 25 feet above the height of the lowest adjacent structure in Subarea A, redefining the manner of estimating transitional height by using a 45° plane starting 25 feet above the property line of the residential building across the alley from the project site;
 - C) A 36-foot building height within the first 15 feet from Santa Monica Blvd., in lieu of the 30-foot maximum height otherwise permitted in the front setback area;
 - D) A 2.63:1 Floor Area Ratio (FAR) in lieu of the Subarea B 2:1 FAR restriction, which would limit the proposed building's square footage to 10,644 sq. ft.;
 - E) Parking at 0.5 stalls per apartment unit in lieu of SNAP's parking maximum of 32 spaces (based upon habitable rooms); and
 - F) 25% reduction of required open space, from 1,500 sq. ft. to 1,125 sq. ft.
 - 4) Project Permit Adjustment to allow the transfer of 133 sq. ft. of ground-level transparent elements from frontage on Lyman Place to frontage on Santa Monica Blvd.;
- NOTE: This is an expedited case.**
- J. Update on the 2015 approval of a Conditional Use Beverage Permit at 4845-4849 Fountain Avenue (at the intersection of Catalina Ave.) to allow the dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 3,242 sq. ft., 112-seat restaurant. Applicant Cyrus Etemad.**

- K. Discussion and possible action regarding a request for a Conditional Use Beverage permit to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with an existing 44-seat, 1,219 sq. ft., restaurant located in a commercial corner 1-story, 20,305 sq. ft. building with 10 storefronts at 5185 Sunset Blvd. There are 26 shared parking stalls on a surface parking lot for all tenants. Proposed hours of operation are 11AM to Midnight Sunday through Thursday and 11AM to 2AM Friday and Saturday in the C2-1D Zone. City Planning Case No: ZA 2018-658-CUB-SPP. Applicant Sudapa Bunsiri of Shabushi Restaurant a CUB and Project Permit Compliance Review under the Vermont/Western Transit Oriented District Specific Plan to expand the existing hours of operation and sell beer and wine, including fortified wines. Note: The application lacks a list of sensitive uses within 1,000 feet of the project site and a list of other licenses in the Census Tract.**

5. Old Business/New Business

6. ADJOURNMENT.

Posting Sites: Meeting notices and agendas are posted at **The Hollywood Hotel**, 1160 N. Vermont Ave. The East Hollywood 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 East Hollywood 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 three business days prior to the meeting you wish to attend by contacting EÓNC by an email that states the accommodations that you are requesting to chair@ehnc.org.

The public is requested to fill out a speaker card to address the Committee on any agenda item before the Committee takes action. Public comment may be limited in allowed speaker time at the discretion of the Committee Chair. 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 EHNC at admin@ehnc.org. In addition, anyone who would like a copy of any record related to an item on the agenda, contact the EHNC.