



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

*Doug Haines, co-chair • Gwenn Godek, co-chair • David Bell • Ed Hunt • Dick Platkin  
• Armen Makasjian*

**SPECIAL COMMITTEE MEETING AGENDA**

**Wednesday, September 30, 2015, 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. **Action Items:**
  - A. **Discussion and possible action regarding a proposed 654-stall, 7-level parking structure at 4470-4494 De Longpre Ave. City Planning Case #s: DIR 2015-309-SPPA-SPP; ENV-2015-210-EAF.** Applicant CHS Property Holdings seeks City approval for a new parking structure to serve Hollywood Presbyterian Hospital, with 3 subterranean levels and 4 above-grade levels, attaining a height of 45 – 56 feet, with four stories visible along Lyman Place, and 3 1/2 levels visible along De Longpre Ave. and Virgil Ave.

The applicant further requests discretionary approval for reduced pedestrian path clearance, as otherwise required under Subarea C of the Vermont/Western Transit Oriented District Specific Plan (from the required 10-foot horizontal clearance to a 5-foot clearance, and a reduced vertical pedestrian path clearance from the required 12 feet to 8 feet). The applicant seeks such relief as adjustments to Subarea C's Development Standards and Design Guidelines. **The applicant has filed the project as exempt from review under the California Environmental Quality Act (CEQA).** NOTE: On 7/1/15, the Planning Committee held a publicly notified presentation of the Project.

- B. **Discussion and possible action regarding a request for a Zone Variance to provide relief from the restrictions of LAMC Section 12.10, to allow an otherwise prohibited non-conforming commercial office building to operate in the R3-1 Residential Zone, at 5265 Fountain Ave. Case # ZA 2015-1988-ZV.** Applicant "This is Just a Test Productions" seeks to use the existing 1986 2-story office building as its new production headquarters. The building has 14 parking spaces, and is located on Fountain Ave. at the intersection of Harvard Blvd. Adjacent zoning is restricted residential density RD1.5-1XL. NOTE: The building has been vacant since the applicant purchased the site in 2014, and was cited by the Department of Building and Safety for lack of maintenance. The Planning Committee agenda'd the application as a discussion item at its July 1, 2015 meeting. A 9/23/15 City Zoning Administration hearing for the proposed use has been rescheduled for October 21.

- C. **Presentation and discussion regarding a proposed 5-unit Small Lot Subdivision at 4136 Normal Ave. City Planning Case #s: VTT-73520-SL; ENV-2016-2315-EAF.** Applicant Chris Schwantz proposes to demolish the project site's existing 1922 and 1923 single-family homes, to be replaced by a five-unit small lot subdivision with 10 parking spaces and 7,975 sq. ft. of new floor area on the 7,752 sq. ft. lot.

The applicant further seeks a 20% adjustment to have a 13-foot front yard setback in lieu of the otherwise required building line setback of 15 feet along Normal Ave. The proposed development would be 30 feet in height, as limited by the RD1.5-1XL Zone, with a 5' 4" rear yard and a 5-foot side yard. **NOTE:** This case is under expedited review. The Mitigated Negative Declaration was circulated for public comment on September 17, 2015.

- D. **Discussion regarding a request for a Zoning Administrator's Determination to permit the expansion of an existing homeless shelter at 415 – 423 N. Hoover St. Case # ZA 2001-3205-ZV-SPP-SP-PA2.** Applicant Gateways Hospital and Mental Health Center seeks to increase its existing homeless shelter capacity for mentally ill adults (including transitional parolees) from the currently approved 31 beds to 37 beds. The proposed expansion site is located at 415-423 and 444-450 N. Hoover St., in the R2-1 and R3-1 Zones. The existing facility is comprised of a number of residential and service buildings located on: Hoover St. to the east, Commonwealth St. to the west, and Plata St. to the north. The site contains a total of 14 parking spaces for guests and staff. **NOTE:** The proposed expansion includes property under the purview of the Silver Lake Neighborhood Council. A 10/1/15 hearing regarding the applicant's request is being rescheduled for November. The City Planning hearing for an application for Plan Review of 440 N. Hoover will be conducted on October 13.

- E. **Presentation and discussion regarding a proposed 5-unit Small Lot Subdivision at 4321 Burns Ave. City Planning Case #s: VTT-73056-SL; DIR 2014-4124-SP-SPPA; ENV-2014-4125-EAF.** Applicant Capitol 1 Priorities, LLC, proposes to demolish the project site's existing 1914 Craftsman duplex, to be replaced by five single-family homes totaling 7,613 sq. ft. on the 9,452 sq. ft. lot.

The proposed subdivision would have a 9-foot, 8-inch front yard setback, and a 5-foot rear yard setback. The side yard setback would be 5 feet. Each townhome would have two parking spaces. The applicant further seeks a project height of 32 feet, in lieu of the 30-foot height limitation in the RD1.5-1XL Zone, and the 15-foot transitional height limitation in Subarea A of the Vermont/Western Transit Oriented District Specific Plan. The applicant further requests an adjustment for reduced common open space, from the required 20 feet to 18 feet. **NOTE:** The applicant made an initial presentation to the Planning Committee on July 1, 2015, and is awaiting completion of a historic resources assessment.

5. **Presentation and Discussion Items:**

- A. **Discussion regarding a request for a Change of Use from a church to office space, located at 4975-4977 Sunset Blvd. Case #s DIR 2015-2615-SPP; ENV-2015-2616.** Applicant Daren Laureano of Southern California Land Use proposes to convert the existing 2-level, 6,716 sq. ft. LA Grace Church into office space, adding 460 sq. ft. of additional floor area for a total of 7,177 sq. ft. The lot size is 11,250 sq. ft. The office use would require 14

parking spaces under the LAMC; the applicant, however, proposes to offer 1 parking spot for the project (to comply with ADA requirements). The site is in the C2 Zone, and abuts the RD1.5-1XL Zone.

- B. Discussion regarding a request for a proposed 5-unit Small Lot Subdivision at 4344 W. Willowbrook Ave. City Planning Case #s: VTT-73277-SL; ENV-2015-3400-EAF. Early notification listing.**

- 6. Old Business**
- 7. New Business/ agenda items for April 23, 2015 committee meeting.**
- 8. ADJOURNMENT.**

**Council Process:** Everyone who lives, works, owns property, attends school, is a member of a faith organization or works in a non-profit organization that provides services within the boundaries of the East Hollywood Neighborhood Council is a stakeholder. All stakeholders are members of the Council. Stakeholders elect a Governing Board to represent them. While the Board is an official decision-making entity, meetings are conducted as much as possible in a town hall format. Committees are open to anyone with an interest in East Hollywood. You can receive notices and agendas by e-mail. Please send your request, with your name and telephone number, to [ehnc@easthollywood.net](mailto:ehnc@easthollywood.net).

Members of the public are strongly encouraged to attend and participate in Neighborhood Council meetings, as the East Hollywood Neighborhood Council depends on the active public participation of its diverse, dynamic and unique community for its success.

**Posting Sites:** Meeting notices and agendas are posted at the following locations within East Hollywood (three days in advance for regular meetings and one day in advance for special meetings). The posting sites are: (1) **Armen Realty**, 5111 Santa Monica Blvd. (2) **The Hollywood Hotel**, 1160 N. Vermont Ave. (3) **Mike Clark's place**, 772 N. Kenmore 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 EÓNOC by an email that states the accommodations that you are requesting to [chair@ehnc.org](mailto: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](mailto:admin@ehnc.org). In addition, anyone who would like a copy of any record related to an item on the agenda, please contact the EHNC at the same email address.