



# **HOLLYWOOD STUDIO DISTRICT NEIGHBORHOOD COUNCIL**

## **Planning and Land Use Management Committee**

*Doug Haines, Chair • Samir Srivastava • Keith Cornella • Ed Hunt • Dan Moreno •  
Jason Vogel*

### **COMMITTEE SPECIAL MEETING AGENDA**

**Thursday, July 26, 2018, 6:30 p.m.**  
**5500 Hollywood Blvd., 4th Floor (Mayer Building)**

#### **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.
5. Projects:
  - A. Discussion and possible action regarding the proposed construction of a 5-level, 44.5-foot tall, 5-unit condominium building at 1243 N. Gower Street. The proposed project would total 11,063 sq. ft. on the 6,503.5 sq. ft. lot in the R3-1 Zone. There would be 10 parking spaces for the 5 units, with half of the stalls being compact sized. The project provides no guest parking. The site was recently cleared of the existing single-family home. City Planning Case Nos. VTT-78230, ENV-2018-3786-CE. Applicant: Brian Evans of 1243 Gower, LLC. The project would provide 15-foot front and rear yards, and 7-foot side yards.
  - B. Discussion and possible action regarding a request for 1) the merger of two existing parcels on the Sunset Bronson Studios lot at 5800 Sunset Blvd., and re-subdivision of the merged lot into four separate parcels for purposes of financing; 2) a Conditional Use to allow Floor Area Ratio averaging across the newly subdivided Sunset Bronson lot; and 3) the creation of a Signage District for display signage within the entire 10.55-acre lot. The site is in the M-1 Zone. Case Nos.: CPC-2017-4523-SN-CU; AA-2018-1633-PMLA; ENV-2010-1768-EIR-ADD-1. Applicant: Sunset Bronson Entertainment Properties, LLC/ Hudson Pacific Properties. The proposed Signage District would consist of 31 separate signs totaling 12,678 sq. ft., including digital signage, and would feature studio display signage on the Netflix building and parking structure.
  - C. Discussion and possible action regarding the proposed demolition of a 1920 single-story duplex and detached garage, and the construction of a 7-story, 78-foot tall, 39-unit apartment building at 5717 Carlton Way, with 5 residential levels over a 2-level, above-grade parking podium with 34 parking spaces in the R4-2 Zone and Subarea C of the Vermont/Western Transit Oriented District Specific Plan. Case Nos. DIR 2017-2680-SPR-TOC; ENV 2017-2681-CE. Applicant: Mansour Rabbanian of "Hollywood Views LLC." In exchange for providing 4 units of housing for extremely low income tenants, the

applicant proposes to demolish the existing 4 residential units totaling 3,223 sq. ft., and requests a Project Permit Compliance approval and 70% density bonus to develop a 39-unit, 27,987 sq. ft. apartment building on the 8,749 sq. ft. lot, with a decrease in Code required parking from 60 stalls to 34 stalls. There would be no front yard setback. The parking podium would be 30 feet in height. The residential levels would be set back 30 feet from the front of the podium. The height at the roofline would be 78 feet, with additional rooftop appendages.

- D. Presentation and discussion regarding delays on the implementation of the proposed Melrose Hill Historic Preservation Zone (HPOZ) expansion area.**
- E. Discussion and possible action regarding a request for a Conditional Use Beverage permit to allow the sale and dispensing of a full line of alcohol for on-site consumption at Bolt Restaurant, located at 5648 Hollywood Blvd. Case Numbers: ZA-2017-4559-CUB; DIR-2015-3206-SPP; ENV-2017-4560-CE. Applicant Bolt Brothers LLC propose alcohol sales with hours of 6 AM to 2 AM daily, in conjunction with an existing 1,496 sq. ft. restaurant of 32 interior seats. NOTE: In 2015, the applicant received an adjustment to the requirements of the Vermont/Western Transit Oriented District Specific Plan to provide 14 parking spaces in Subarea C in lieu of the otherwise required 15 parking spaces.**
- F. further presentation on the City's 1% Art Fee.**
- G. Discussion and possible action regarding the proposed demolition of two single-family homes on two separate lots located at 1246-1254 N. Lodi Place (circa 1920-1921), and the construction of a 10-unit, 17,912 sq. ft., 4-level (including roof decks), 36-foot tall Small Lot Subdivision with 20 parking spaces on the 17,171 sq. ft. combined lot in the R3-1XL Zone. City Planning Case No: VTT-78231-SL. Applicant: Aaron Mensch of BCG Lodi Homes, LLC. The proposed project requests an adjustment to allow a 36-foot-tall building height in lieu of the underlying zoning's 30-foot height limitation (the building would be 42-feet tall to the top of the roof stairwells). The applicant further seeks a 20% reduction in the required front yard setback.**

## **6. Old Business/New Business**

## **7. ADJOURNMENT.**

**Posting Sites:** Meeting notices and agendas are posted at **Lemon Grove Park**. 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 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 HSDNC by an email that states the accommodations that you are requesting to [chair@hsdnc.org](mailto:chair@hsdnc.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 [admin@hsdnc.org](mailto:admin@hsdnc.org). In addition, anyone who would like a copy of any record related to an item on the agenda, contact the HSDNC.