



HOLLYWOOD STUDIO DISTRICT NEIGHBORHOOD COUNCIL

Planning and Land Use Management Committee

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

SPECIAL COMMITTEE MEETING AGENDA

Thursday, May 3, 2018, 6:30 p.m.
5500 Hollywood Blvd., 3rd 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 demolition of a 1916, 1,556 sq. ft. Craftsman duplex with detached garage located at 1130-1132 N. Beachwood Drive (in the Community Redevelopment Agency's Hollywood Redevelopment Plan Area), and the construction of a 5-level, 55-foot tall, 15-unit apartment building totaling 15,177 sq. ft. on the 6,752.5 sq. ft. lot in the R3-1 Zone. There would be 12 parking spaces for the 15 units. City Planning Case Nos. DIR 2018-723-TOC, ENV 2018-724-CE. In exchange for two units dedicated for extremely low income tenants, Applicant representative Sami Kohanim of Land Use Developers Corp. seeks a Transit Oriented Communities (TOC) Director's Determination and Density Bonus pursuant to LAMC Section 12.22.A.25 to allow: 1) a 70% increase in density, from 9 units to 15 units; 2) a height increase to 54' 9", in lieu of the 45-foot height restriction in the R3-1 Zone (with at-grade parking, 4 levels of residential housing, and a fifth-level roof deck); two side yard setbacks of 5' 9" in lieu of the otherwise required 8-foot side yard setbacks, and a decrease in Code required parking from 22 stalls to 12 stalls. **Note: This is an expedited case.**
 - B. Discussion and possible action regarding the proposed demolition of a 1921 Craftsman duplex, and 1922 back duplex, totaling 2,697 sq. ft. w/four existing residential units (with rents ranging from \$879 per month to \$1,800 per month) located at 1255 – 1257 N. Beachwood Drive, and the construction of a 6-unit, 50-foot-tall condominium totaling 9,581 sq. ft. on the 6,750 sq. ft. lot, consisting of three residential levels and a roof deck. Parking would consist of 9 stalls in a sub-grade garage, with six tandem stalls. City Planning Case #s: VTT-80291-CN; ENV 2018-145-EAF. Applicant: Huseyin Turkhan of Konstruction LA, LLC. Per Advisory Agency guidelines, parking for subdivisions requires 2 stalls per unit plus 0.5 guest stalls per unit in a parking congested zone. **NOTE: This is an expedited case.**

- C. **Discussion and possible action regarding the proposed demolition of a 1920 single-story duplex and detached garage/residential units, 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. **APPROX. HEARING TIME: 7:30**
- D. **Discussion and possible action regarding the proposed demolition of a 9,885 sq. ft., 2-story office complex previously converted into temporary housing, and construction of a six-story, 71-foot-tall, 47,918 sq. ft. permanent supportive housing building at 5627 Fernwood Ave., consisting of 60 units of supportive housing with 14 parking spaces in the R4-2 Zone. Case Nos. DIR 2017-4872-TOC; ENV-2017-4873-CE.** Applicant: People Assisting the Homeless. The applicant proposes to demolish the existing 1981 office building totaling 9,885 sq. ft. on the 14,301 sq. ft. lot and requests the following under the Transit Oriented Communities (TOC) ordinance: A Floor Area Ratio (FAR) of 5.85:1; an increase in the allowed density from 36 units to 60 units; a reduction in the Code required parking from 66 stalls to 14 stalls; a 35% reduction in the required width of side yards (from 9 feet to 6 feet); a 25% reduction in the required amount of open space; a 35% reduction of the required rear yard; and a reduction of the required front yard setback by averaging the two adjoining properties. **Note: This is an expedited case.** The application was filed on November 21, 2017 and deemed complete on November 28. On December 21, 2017, the City Planning Department issued a TOC approval for the project. An appeal of the project's approvals was filed by an adjacent tenant on January 5, 2018. **APPROX. HEARING TIME: 7:45**
- E. **Discussion and possible action regarding the proposed demolition of a 1909 single-family home and 1924 back house, located at 5533 Virginia Avenue, and the construction of a 6-level, 67-foot tall, 23-unit apartment building totaling 14,917 sq. ft. on the 7,500 sq. ft. lot in the R4-1VL Zone. There would be 16 parking spaces for the 23 units. Case Nos. DIR 2017-4807-TOC; ENV 2017-4808-EAF.** Applicant: Joe Simamtoub. The applicant proposes to demolish the existing 1909 single family home and 1924 addition (total 3 units), and construct a 23-unit apartment building with 4 residential levels over a 16-stall, 2-level parking podium. Under the Transit Oriented Communities (TOC) ordinance, three residential units would be reserved for extremely low-income tenants, in exchange for a 30% reduction in the required side yard setbacks, a height of 67 feet in lieu of the 45-foot height restriction in the 1VL designation, and a decrease in Code required parking from 36 stalls to 16 stalls. **APPROX. HEARING TIME: 8:15**

- F. Discussion and possible action regarding the proposed demolition of three single-family homes on three separate lots located at 916 – 926 N. Ridgewood Place (circa 1915-1922), and the construction of a 10-unit, 19,915 sq. ft., 4-level (including roof decks) Small Lot Subdivision with 23 parking spaces on the 17,171 sq. ft. combined lot in the RD1.5-1XL Zone. City Planning Case No. VTT-78231-SL. Applicant Maj Ridgewood LLC. The proposed project would be 30-feet tall to the roofline, with additional deck entryways and fencing at the roof perimeter, requiring an adjustment for the additional height. NOTE: This is an expedited case. APPROX. HEARING TIME: 8:30**
- G. Discussion and possible action regarding a request for two variances to 1) allow the conversion and legalization of a manager's office and 3 storage rooms into a one-bedroom apartment and three studio units, with 2) zero parking within an existing 1954 apartment building located at 5446 Sierra Vista Ave. in the RD1.5-1XL Zone. City Planning Case #s ZA-2016-4729-ZV; ENV-2016-4730-CE. Applicant Lila Eilat seeks two Zone Variances from Los Angeles Municipal Code Section 12.09.1.B(4) to allow the legalization of four illegal units with no parking in a 36-unit, non-conforming apartment building formerly in the R4 Zone (one unit per 400 square feet per lot area). In 1989, the underlying zoning was reduced to RD1.5-1XL (one unit per 1,500 sq. ft. of lot area). Under the current zoning, 17 units are permitted on the site. APPROX. HEARING TIME: 9:00**
- H. Discussion and possible action regarding a request for the Waiver of an 18-foot dedication requirement to allow a 13-foot dedication for the proposed construction of two 2-unit duplexes at 967 N. Wilton Pl. Case Numbers: DIR-2018-311; ENV-2018-312-CE. Applicant Rick Simmons of Ken Fusca Designs seeks relief from the restrictions of LAMC Section 12.37.I.2(b). The site formerly consisted of a single-family home**
- I. Presentation on the City's 1% Art Fee. APPROX. HEARING TIME 9:15.**
- J. Discussion and possible action regarding the proposed demolition of two single-family homes on two separate lots located at 1248-1254 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 height in lieu of the underlying zoning's 30-foot height limitation (the project 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. CONTINUED TO NEXT MEETING.**

- 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.