



HOLLYWOOD STUDIO DISTRICT NEIGHBORHOOD COUNCIL

Planning and Land Use Management Committee

*Doug Haines, Chair • Keith Cornella • Brian Curran • Charlie Fisher •
Rosalinda Sierra • Samir Srivastava*

COMMITTEE MEETING AGENDA

Wednesday, December 18, 2019, 6:30 p.m.
5500 Hollywood Blvd., 1st 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. Comments and discussion.**
 - a. City's 1% Art Fee.**
 - b. Comments on Re-Code LA.**
 - c. Hollywood Community Plan Update Draft Environmental Impact Report.**
- 5. Projects:**
 - A. Presentation regarding the proposed demolition of an existing 26,457 sq. ft. retail building with 105 surface parking spaces at 5509 – 5529 Sunset Blvd. (former OSH site) and the construction of a 431,963 sq. ft., 8-story, 95-foot-tall apartment/retail structure with 412 apartment units and 35,694 sq. ft. of ground-floor retail, with 659 parking stalls in two subterranean levels and two above grade levels on the 2.2-acre site in the C2-1 Zone and Subarea C of the Vermont/Western Transit Oriented Specific Plan (SNAP). The project would have a Floor Area Ratio (FAR) of 4.46:1. Case #s: CPC-2019-4639-CU-DB-SPE-SPP-SPR-MCUP; ENV-2015-2448-EIR. Applicant: Jack Nourafshan of Metropolitan View Properties, LP. The applicant requests 1) a Conditional Use Permit to allow a 70% increase in the maximum permitted density; 2) a 35% density bonus; 3) an Off-Menu incentive to increase the allowed FAR from 3.0:1 to 4.46:1; 4) an Off-Menu incentive to permit the elimination of the required East/West pedestrian thoroughway; 5) an Off-Menu incentive to allow a 95-foot building height in lieu of the 75-foot maximum; 6) an Exception to allow 169 commercial parking stalls in lieu of the Specific Plan maximum of 71 stalls; 7) approval of a Project Permit Compliance Review; 8) approval of a Site Plan Review; 9) a Master Conditional Use Permit to allow for the sale and dispensing of a full line of alcoholic beverages, both on-site and off-site; and 10) certification of an addendum to the Environmental Impact Report previously approved as part of Case No. ZA-2015-2903. NOTE: In 2018 the applicant received approval of a 293-unit, 6-story, 80-foot-tall project with a 3.3:1 FAR.**

- B. Discussion and possible action regarding the proposed demolition of a 1909 single-family home with three rent stabilized units located at 1222 N. Beachwood Dr., for the construction of a 4-story, 44-foot tall, 11-unit apartment building. The project would total 11,479 sq. ft. on the 6,752 sq. ft. lot in the R3-1 Zone. There would be 14 parking spaces for the 11 units, with 3 lift spaces. Case Nos. DIR 2019-4192-DB; ENV 2019-4193-EAF. Applicant: Tryggvi Thorsteinsson of Maxnik Corp. In exchange for setting aside three units for Very Low and Extremely Low income tenants, the applicant seeks a 20% density bonus, a 20% reduction in the side and rear yard setbacks, and a reduction in the LAMC required parking, from 20 stalls to 14 stalls.**

Tentatively scheduled for January:

- 1. The proposed adaptive reuse of two existing one-story to three-story motion picture prop houses/residential apartments/retail located at 5721-5763 Santa Monica Blvd. (at the intersection of Van Ness Ave.) and 5831-5857 Santa Monica Blvd. (at the intersection of Bronson Ave.) into office and restaurant space. The sites are in the CM-1VL and R3-1 Zones. Case Nos. DIR 2019-5684-SPR; ENV 2019-5683-EAF; DIR-2019-5685-SPR-WDI; ENV-2019-5683-EAF. Applicant: Leon Neman of Bronson West, LLC. The property located at 5721 Santa Monica Blvd. is 63,045 on a 60,996 sq. ft. site, and consists of a 56,995 sq. ft. warehouse with 6,050 sq. ft. of residential and retail uses. The property located at 5831 Santa Monica Blvd. consists of a 139,018 sq. ft. warehouse on a 59,076 sq. ft. site. A 6-level parking structure with 422 stalls would be constructed at the 5721 Santa Monica Blvd. site to serve both buildings. The applicant seeks a Site Plan Review for a project that results in an increase of 1,000 or more daily vehicle trips and the Waiver of the Street Improvement and Dedication requirements.**
- 2. A request by the Hollywood Forever Cemetery at 6000 Santa Monica Blvd. for 1) a Conditional Use Permit to allow Auditorium, Stadium, Arena and similar uses in the A1 Agricultural Zone, with approximately 115 special events per year with an attendance of up to 32,500 persons; and 2) a Variance to allow the sale of a full line of alcohol for on-site consumption with the hours of 11 AM to 2AM daily. Case Nos.: CPC-2019-5010-CU-ZV; ENV-2019-5013-CE. Applicant: Yogu Kanthiah of Hollywood Forever Cemetery. The site is a 53-acre cemetery founded in 1899.**
- 3. An application for a Conditional Use Beverage (CUB) permit to allow the sale of beer and wine for off-site consumption at an existing 1,167 sq. ft. Mobil gasoline station located at 5857 Sunset Blvd. (at the intersection of Bronson Ave.) in the C2-1-SN Zone. Proposed hours of operation are 24 hours daily, with alcohol sales from 7 AM to 2 AM daily. Applicant: Caroline Braidi of 5857 Sunset Blvd. LLC.**
- 4. The proposed construction of a 6-level, 56-foot tall, 21-unit apartment building at 5817 – 5823 Lexington Ave. The project would total 32,257 sq. ft. on the 15,000 sq. ft. combined lot in the R3-1 Zone (one unit allowed per 800 sq. ft. of lot area with a 45-foot height limitation). There would be 29 parking spaces for the 21 units, including 8 tandem stalls and one handicap accessible stall. Case Nos. DIR 2019-5388-DB; ENV 2019-5389-EAF. Applicant: Dan Pourbaba of 5817 Lexington LLC. The project would consist of 3 studio units, 2 two-bedroom units, 1 four-bedroom unit, and 14 five-bedroom units.**

In exchange for dedicating two units for Very Low Income tenants, the applicant seeks 1) a height increase from 45 feet to 56 feet; 2) an increase in the allowed Floor Area Ratio, from 3.0:1 to 3.21:1; and 3) a reduction in parking from 45 stalls to 29 stalls. The site is currently a vacant lot, but previously consisted of three single-family dwellings dating from 1907 to 1930. NOTE: The applicant previously proposed a Transit Oriented Community (TOC) project for the site totaling 49,717 sq. ft. and consisting of three 1-bedroom units, 3 two-bedroom units, 1 four-bedroom unit, 3 five-bedroom units, and 11 six-bedroom units.

Old Business:

- A. **The proposed demolition of a 1907 single family home and detached garage at 5430 Virginia Ave., and a 1920 single-family home and rear triplex at 5438 Virginia Ave. (total 4628 sq. ft.), for the construction of a 6-story, 67-foot tall, 65-unit apartment building. The project would total 48,600 sq. ft. on the 14,993 sq. ft. combined lots in the R4-1VL Zone. There would be 47 parking stalls for the 65 units (33 standard and 14 compact) in an at-grade parking garage. Case Nos. DIR-2019-1445-TOC; ADM-2018-678-TOC; ENV-2019-1446-CE. Applicant: Mehdi Mossazadeh of 5432 Virginia LLC. The project would consist of: 37 studio units, 23 one-bedroom units, and 5 three-bedroom units. Under the Transit Oriented Communities (TOC) ordinance, seven (7) units would be reserved for extremely low-income tenants, in exchange for the following incentives:**
- 1) A 70% increase in the allowed density (65 units in lieu of the otherwise permitted 38 units;
 - 2) A height of 67 feet in lieu of the 45-foot height restriction in the 1VL Zone;
 - 3) A 25% reduction in the required side yards, from 9 feet to 6 feet, 4 inches;
 - 4) A 50% increase in the permitted Floor Area Ratio, from 32,400 sq. ft. to 48,600 sq. ft.;
 - 5) A reduction in the LAMC required parking, from 87 stalls to 47 stalls.
- NOTE:** The applicant made an initial presentation to the Planning Committee at its April 11, 2019 meeting. In June of 2018, the Los Angeles Community Redevelopment Agency issued a statement that TOC projects are not permitted in the CRA redevelopment zones.

6. 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.

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. In addition, for anyone who would like a copy of any record related to an item on the agenda, please contact the HSDNC.