



HOLLYWOOD STUDIO DISTRICT NEIGHBORHOOD COUNCIL

Planning and Land Use Management Committee

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

SPECIAL COMMITTEE MEETING AGENDA

Thursday, February 20, 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. 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.**
 - B. 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.**

Tentatively scheduled for March:

1. **The proposed construction of a 5-level, 56-foot-tall, 60-unit apartment building spanning 4 lots at 1310-1316 N. Gordon St. and 1309-1323 N. Tamarind Ave. The project would total 83,000 sq. ft. on the combined 26,025 sq. ft. lot in the [Q]R4-2 Zone (one unit per 600 sq. ft. of lot area with a 45-foot height limitation). There would be 127 parking stalls for the 60 units in a 2-level subterranean garage. Case Nos.: DIR-2019-7670-DB; ENV-2019-7671-EAF. Applicant: Michael Cohenzad of Wiseman Realty. The project would consist of 3 single units, 2 one--bedroom units, 17 three-bedroom units, and 38 four-bedroom units. The site is currently vacant, but previously consisted of two single-family homes dating from 1914 and 1921, a triplex apartment building, and a duplex. All buildings were demolished in 2018. In exchange for dedicating five units for Extremely Low Income tenants, the applicant seeks: 1) a 35% increase in the permitted residential density, from 43 units to 60 units; 2) a reduction in LAMC parking, from 157 parking stalls to 127 parking stalls; 3) an 11-foot increase in the permitted maximum height, from four stories and 45 feet to five stories and 56 feet; and 4) a 35% increase in the allowed floor area ratio (FAR), from 3:1 to 4.05:1.**
2. **The proposed demolition of three single-family homes circa 1910 and 1920 on three separate lots, for the construction of a 5-story, 56-foot tall, 45-unit apartment building at 1333 to 1343 N. Tamarind Ave. The project would total 55,888 sq. ft. on the 19, 5111 sq. ft. combined lot in the R4-1VL Zone. There would be 91 parking spaces for the 45 units. Case Nos. DIR 2019-3141-DB; ENV 2019-3142-EAF. Applicant: Issac Cohanad of Wiseman Realty. The applicant proposes to demolish the existing single-family dwellings and detached garages and construct a 45-unit apartment building with one 1-bedroom unit, 6 two-bedroom units, and thirtyeight 3-bedroom units. In exchange for setting aside 4 units for Very Low income tenants, the applicant seeks a 35% density bonus, a 35% increase in the allowed Floor Area Ratio, and an 11-foot height increase. The applicant further proposes to include a roof deck, and export 12,200 cubic yards of soil.**
3. **The proposed construction of a 6-level, 56-foot tall, 21-unit apartment building with 79 bedrooms 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 79 bedrooms, 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 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. NOTE: The applicant previously submitted a 6-level, 56-foot-tall project for the site of 21 units under the TOC program as Case Nos. DIR 2018-6392; ENV 2018-6393-EAF; PAR-2018-5252-TOC. That project had 28 parking stalls for 94 bedrooms, consisting of three 1-bedroom units, 3 two-bedroom units, 1 four-bedroom unit, 3 five-bedroom units, and 11 six-bedroom units. Also, the site previously contained three single-family dwellings dating from 1907 to 1930 that were demolished by the applicant prior to filing for his entitlements.**

4. **The proposed demolition of two single-family homes circa 1911 and 1919 for the construction of a 5-story, 56-foot-tall, 17-unit apartment building with 94 bedrooms on two lots at 5806-5812 Lexington Ave. The project would total 30,436 sq. ft. on the 15,000 sq. ft. combined lot in the R3-1 Zone (one unit per 800 sq. ft. of lot area with a 45-foot height limit). There would be 25 parking stalls for the 94 bedrooms. Case Nos.: DIR-2019-7067-TOC; ENV-2019-7068-EAF. Applicant: Daniel Pourbaba of 5806 Lexington, LLC. The project would consist of 2 three-bedroom units, 1 four-bedroom unit, and 14 six-bedroom units. In exchange for dedicating two units for Extremely Low Income tenants, the applicant seeks 1) a height increase from 45 feet to 56 feet; 2) an increase in the allowed FAR, from 3.0:1 to 3.02:1; 3) a 30% reduction in the rear yard setback, from 15 feet to 10' 6"; 4) a 20% reduction in the required open space; and 5) a reduction in the LAMC required parking to provide 25 stalls for the 94 bedrooms. NOTE: The applicant has a project across the street at 5817 Lexington Ave., listed on this agenda as item 3.**

6. **New Business/Old 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.