



**HOLLYWOOD STUDIO DISTRICT NEIGHBORHOOD COUNCIL and
HOLLYWOOD UNITED NEIGHBORHOOD COUNCIL
Joint Planning and Land Use Management Committees**

SPECIAL COMMITTEE MEETING AGENDA

Thursday, May 6, 2021, 6:30 p.m.

Virtual Meeting – Please see instructions below

VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION

In conformity with the Governor's Executive Order N-29-20 (MARCH 17, 2020) and due to concerns over COVID-19, the Hollywood Studio District Neighborhood Council and Hollywood United Neighborhood Council Joint Planning and Land Use Management Committees meeting will be conducted entirely virtually.

PUBLIC PARTICIPATION INFORMATION

Every person wishing to address the committee must dial 1-669-900-6833 and enter 821 1836 6241 and then press # to join the meeting. Or, they may join via the web at the following link:

Link to join: <https://us02web.zoom.us/j/82118366241>

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – The public is requested to dial *9, or to click the “raise hand” button when joining via the web, when prompted by the presiding officer, to address the committee on any agenda item before the committee takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered.

SPECIAL AGENDA ITEMS:

- 1. Welcome and introductions.**
- 2. Discussion and possible recommendation regarding the 5600 Hollywood proposed project:**
 - A. The project consists of the proposed demolition of: 1) a 3-story, 14-unit, 9,856 sq. ft., 1957 apartment building at 1655 N. St. Andrews Pl. designed by architect Josef Van Der Kar; 2) a 1948 2-story, commercial building housing an auto body shop at 5604 Hollywood Blvd.; 3) a vacant lot at 5600 Hollywood Blvd.; and 4) a parking lot at 5607 Carlton Way, for the construction of a 217-foot-tall, 18-story, 200-unit residential development on a 36,000 sq. ft., 5-parcel combined lot at the intersection of Hollywood Blvd. and St. Andrews Place. Total development would be 222,234 sq. ft., with a Floor Area Ratio (FAR) of 5.98:1. The applicant proposes 265 parking spaces within a 3-level parking podium and 2 subterranean levels. Case #s: CPC-2020-4296-CU-DB-SPP-RDP-SPR-VHCA-PHP; ENV-2020-4297-SPCE. Applicant: Sean Beddoe, Bow West Capital.

In exchange for setting aside 40 units for Very Low Income tenants, the applicant seeks the following discretionary entitlements:

- 1). Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24.U.26, a **Conditional Use Permit** for a 115 percent density bonus, to allow 200 residential units in lieu of the maximum 93 units otherwise permitted;
- 2). Pursuant to LAMC Section 12.22.A.25, the applicant seeks:
 - A). A **35% density bonus**;
 - B). An **off-menu incentive** to permit 100% of the required open space to be located above the first habitable level, in lieu of the maximum 75% otherwise allowed by Section 9D of the Vermont/Western Transit District Oriented Specific Plan (SNAP);
 - C). An **off-menu incentive** to permit a 1,707 sq. ft. public plaza in lieu of the 5,000 sq. ft. pedestrian throughway otherwise required;
 - D). An **off-menu incentive** to permit 22% of the ground floor façade to be transparent, in lieu of the 50% otherwise required;
 - E). A **reduction** in the required parking, from the maximum 435 stalls to 265 stalls;
- 3). Pursuant to LAMC Section 11.5.7.C, approval of a **Project Permit Compliance Review**;
- 4). Pursuant to LAMC Section 16.05, approval of a **Site Plan Review**;
- 5). A **Floor Area Ratio of 5.98:1**, in lieu of the maximum 4.5 FAR allowed in the Hollywood Redevelopment Plan Area.
- 6). A Determination that the project is **Statutorily Exempt** from review under the California Environmental Quality Act (CEQA).

NOTE: Additional documents related to this project are available from the LA City Clerk's website within Council File 21-0383.

3. New Business/Old Business

4. ADJOURNMENT.

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.

THE AMERICANS WITH DISABILITIES ACT – As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment by email: NCSupport@lacity.org or phone: (213) 978-1551.

PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at 4959 Lemon Grove Avenue, Los Angeles, CA 90029, at our website: www.HSDNC.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the Board Chairperson, at (323) 301-4818 or email chair@hsdnc.org.

SERVICIOS DE TRADUCCION – Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Favor de entrar en contacto con el Presidente de la Junta Directiva, por (323) 301- 4818 o por correo electrónico al chair@HSDNC.org para avisar al Concejo Vecinal.

Notice to Paid Representatives – If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978- 1960 or ethics.commission@lacity.org