

**Hollywood Hills West
Neighborhood Council
Governing Board**

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**HOLLYWOOD HILLS
WEST
NEIGHBORHOOD
COUNCIL**

200 N. Spring Street
Los Angeles, CA 90012

Email:
NCsupport@lacity.org
Website:
www.empowerla.org

**PLUM / Area 7 / Housing committees
Joint Meeting Agenda
Tuesday, July 9th – 6:30 PM Pacific
Zoom Meeting Link: <https://us02web.zoom.us/j/89638134618>
Phone Dial in: +1-719-359-4580 Code: 89638134618#**

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Darnell Tyler, Secretaria, por correo electrónico <secretary@hhwnc.org> para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, THE HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

Every person wishing to address the Board must dial 719-359-4580, and enter 8963 8134 618 and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the Raise Hand option, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered.

Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

SB 411 Updates:

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public

access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (D), to provide public comment until that timed public comment period has elapsed.

An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

I. CALL TO ORDER & ROLL CALL

- i. Call to Order by Vice President
- ii. Roll Call

II. ADMINISTRATIVE MOTIONS

- i. Approval of the Minutes of the PLUM Meeting held on 3/14/24

III. Agenda item # 1

Location: 7677 W Sunset Boulevard, Los Angeles, CA 90046
(NE corner of Sunset Blvd. and Courtney Ave.)

Backpack Boyz Hollywood

Backpack Boyz Hollywood is a retail cannabis dispensary and gift shop serving the Hollywood community. Discussion topics to include: hours of operation, promotional events, and Backpack Boyz community outreach. Presenter: Allie Flores of Backpack Boyz (323) 740-0001 | Email: allie@bpbhollywood.com

IV. Agenda Item # 2 - Possible motion and vote

Location: 7762-7770 W. Hollywood Boulevard, 90046
(South side of Hollywood Blvd., between Genesee Ave. and Ogden Dr.)

Demolition of three two-story apartment homes collectively containing 32 units, and new construction of an eight-story apartment community (with one sub-grade garage) containing 213 units with 25 parking spaces. 169 units reserved for very low income (50% AMI), 43 units reserved for moderate income (120% AMI), and one unit reserved for a manager.

City Planning Case Number: ADM-2024-794-DB-VHCA-ED1

Height permitted: 30 feet | Proposed: 90'-6 ¾" (increase of 300%)
Front setback required: 15 feet | Proposed: none (decrease of 100%)
Rear setback required: 15 feet | Proposed: 4'-6" (decrease of 70%)
East & West setback required: 11 feet / Proposed: 5' (decrease of 54.5%)
Open space required: 21,300 SF | Proposed: 2,035 SF (decrease of 90.5%)
Trees required: 53 | Proposed: 0 (decrease of 100%)
Floor area required: 3:1 | Proposed: 6.31 (increase of 210%)
Alquist-Priolo Fault Zone: YES
Existing structures subject to rent stabilization Ordinance: Yes | Proposed: No

DEMOLITION APPLICATIONS

7762 W. Hollywood Blvd, 90046 (8 units)

Application Number: 23019-10000-04369 and Application Number: 23019-10000-04368

7766 W. Hollywood Blvd, 90046 (12 units)

Application Number: 23019-10000-04363

7770 W. Hollywood Blvd, 90046 (12 units)

Application Number: 23019-10000-04364 and Application Number: 23019-10000-

04365

Applicant: Jeffrey Sedacca
AMS Hollywood, LLC & CGS Hollywood, LLC
11661 W San Vicente Boulevard, Suite 609, Los Angeles, CA
90049
310) 820-3040 | Email: jsedacca@sedacca-cpa.com

Agent / Rep: Jordan Beroukhim
Beroukhim & Company, LLC
5632 Van Nuys Boulevard, Sherman Oaks, CA 91401
(310) 435-4594 | Jordan@BeroukhimCo.com

LA Planning: Bryant Wu, City Planning Associate
(213) 202-5435 | bryant.wu@lacity.org

Initial application material and plans can be viewed and downloaded from Hollywood Hills West Neighborhood Council's web site at <https://www.hhwnc.org/projects/>.

V. Agenda item # 3

Location: 7441-7449 W. Sunset Boulevard, Los Angeles, CA 90046
(NE corner of Sunset Blvd. & Gardner St., adjacent to Gardner Street Elementary School)

Proposed seven-story new development containing 123 units, of which 113 to be "market-rate", with the remaining units being subject to an affordability covenant, and ground-floor retail (total development containing 168,504 SF). 116 parking spaces, which would cover all property uses (residential and retail). Present use: Restaurant, retail, and office (two story containing 20,886 SF)

City Planning Case Number: DIR-2023-4766-TOC-SPR-VHCA
Applicant Name: Leon Benrimon. Email: leon@uncommondevelopers.com

HHWNC PLUM and HHWNC Board previously held meetings to discuss this development on November 7, 2023 and November 15, 2023, respectively. The developer and their representative, Ira Handelman, will be invited to provide updates to Area 7 and PLUM. Council District 13 will also be invited to provide their thoughts on the development, as currently proposed.

VI. Agenda Item # 4:

ED-1: Housing committee discussion on current ED-1 status and potential HHWNC Community Impact Statement.

VII: Update on Committee Chairs' Activities

VIII: GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Comments from the public on non-agenda items within the Board's subject matter jurisdiction. Each speaker will be allowed 2 minute(s).

IX. ADJOURNMENT (End time is approximately 8:30 p.m. or shortly thereafter)

THE AMERICAN 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, assisted listening devices, or 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 by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

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 our website: www.hhwnc.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 Darnell Tyler, Secretary, at <secretary@hhwnc.org>

PUBLIC POSTING OF AGENDAS – Neighborhood Council agendas are posted for public review as follows:

- Durant Library, 7140 Sunset; Los Angeles, CA
- www.hhwnc.org
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>

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 Section 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

RECONSIDERATION AND GRIEVANCE PROCESS - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website hhwnc.org