

OFFICERS

PRESIDENT Susan Swan
VICE-PRESIDENT Erik Sanjurjo
TREASURER Mike Broggie
SECRETARY Susan Polifronio



HOLLYWOOD UNITED NEIGHBORHOOD COUNCIL
Certified Council #52,
P.O.Box 3272 Los Angeles, CA 90078
www.HollywoodUnitedNC.org E Mail HUNCOoffice@gmail.com

BOARD MEMBERS:

Debbi Aldahl
Robert Abrahamian
Marlena Bond
Jennifer Christie
Scott Larson
Nic Manzo
Margaret Marmolejo
Tom Meredith
Don Paul
Jamie Rosenthal
David H. Schlesinger
Jim Van Dusen

BOARD MEETING

Monday June 17th, 2013; 6:30pm
Cheremoya Elementary School Library
6017 Franklin Avenue
Los Angeles, CA, 90028

13 present, 3 absent, 1 vacant seat. Jamie and David excused, Scott not.

Note: Agenda items may be taken out of order or merged as deemed appropriate by Board. All items for discussion and action unless otherwise noted.

1. Welcome

2. Approval of Minutes

Approved 11-0-2 with one amendment (to add vote for Item 4G).

3. Public Comment on items not on the Agenda

Security director from Celebrity Center spoke about decision by church to expand area of patrol up to two blocks. Erik spoke on behalf of Scott about local concerns about petty vandalism north of Franklin and support for efforts by security to stop suspicious people.

Nathan from HSDNC spoke about statistics on LAUSD students and their demographics. 7th Day Adventist starting a mentoring program to help local kids. From LACERS, etc.

4. PLUM

A. 2240 Mountain Oak Drive – ZA 2013-444: Motion to approve Variance request so long as compliance with the below conditions is included:

1. The Oaks "D" Limitations.

2. The Baseline Hillside Ordinance.

3. General acceptance of the design and placement by the Oaks Homeowners

Association as stated in their position letter of April 12, 2013*.

ITEM CONTINUED

5. Update only: Aaron Nicolarsen (Security Director, Celebrity Center) will tell the Board about his proposal to ask LA City Council for permission to paint murals on the street light poles on N. Bronson Ave between Hollywood and Franklin and on Franklin between Canyon and Cheremoya. Need to control content, though wants open to public.

Susan S. asked about whether church used to do an art fair in past and could they tie in. Erik said should aim at having Cheremoya kids submit ideas for designs and artists paint. Work with Franklin Village Association. Debbi- work with Hollywood Arts Council.

Gerry Hans- try out for 6 months. Will need to get a Council motion introduced.

6. Finance:

A. Financial status update.

Barry Stone from DONE came to introduce himself. Doing 16 groups in Central Area.

B. Motion to approve FY2012/2013 budget as amended.

Mike- \$7,131.71 (24%) unspent so returning to the City. Better than last year. Motion (Mike-Susan P) approved 12-0.

C. Motion to approve FY2013/2014 budget.

Mike reported that DONE wants under 16% administrative costs. Motion (Mike-Tom) approved 12-0.

D. Appointment of new Treasurer

Susan S. recommended Tom Meredith for position. Motion (Tom-Mike) approved 12-0.

7. Update on Millennium Hollywood Project, 1750 N. Vine St:

CPC-2008-3440-ZC-CUB-CU-ZV-HD, covering 4.47 acres next to and across from

Capitol Records Building with 1 million square feet of residential, hotel,

office, restaurant, retail, sports club, in two high-rise towers up to 585 feet.

Jim spoke about PLUM and City Council votes this week. Large number of people expected to speak in favor and against project. He and Tom to attend.

8. Update from Neighborhood Council Plan Review and Initiative Working Group

Erik- not much decided at last meeting, other than decision for definition of stakeholder.

9. Updates from Committees

10. Replacement of 7th Day Adventist Church of Hollywood as a posting location for agendas

Erik, Susan and Mike mentioned recent decision to leave 7th Day over a dispute about lease language. HUNC was not willing/City would not permit removal of language prohibiting discrimination against employees. Plan is to rent at Cheremoya School until new LAFD facility on Bronson is ready. Rite Aid, Village Pizzeria, Bronson LAFD Annex, 7-11 and Jamie's shop mentioned as possible replacement sites. Voted tabled.

11. Update on meeting locations, and suggested Retreat for July

Next meeting to be held at Celebrity Center with plan to return to Cheremoya after that.

12. Old Business

13. New Business

Funding for furniture at new LAFD annex on Bronson. To be voted on in July.

14. Submission of proposed Agenda items for next meeting

ADJOURNMENT

Oaks Homeowners Association, April 12, 2013

RE: 2240 Mountain Oak Dr., Case ZA 2013-444

The Application

The application describes the project as an 803 sq ft addition to a 2085 sq ft existing home on a substandard limited hillside street with a width less than 20'. The findings state that the addition and remodel "...will not change in any significant way the existing demands placed on the circulation patterns in the area, nor result in any changes in the level of safety in the area as no real change in use, nor significant expansion in use is being requested."

The Drawings

The drawings provided do not clearly show what is new and what is existing, however, some field verification, combined with familiarity of the existing house, confirm the LA County Assessor's report of the existing home's 1642 sq ft, not the stated 2085 existing sq ft. We see a total residential floor area of 3188 sq ft; nearly a 100% sq ft increase in square footage from the existing house. The existing house has 2 bedrooms, the proposed new home will have 4 bedrooms. The proposed project is a significant expansion in use.

In general, the drawings do not reference the Oaks D limitations and it does not appear that they have been checked for conformance by the planning department, since part of the addition above the existing garage exceeds the limit of "26' in height above adjacent grade". (see drawing A2.2)

The proposed project connects the existing house and freestanding garage with a new addition that does not maintain the minimum front yard setback of 5'. No grading quantities are indicated for the regarded rear yard.

There are 2 large empty rooms on the basement level totaling approximately 600 sq ft. Noted as underfloor areas, they are located between the building perimeter and the foundation walls, areas (see A1.1B), and not counted as residential floor area. They are located next to an interior stair that connects to the first floor and the front of the house. These underfloor areas also have one exterior wall above grade which faces the backyard. These could easily be converted for future residential floor area, and therefore exceed the maximum FAR spelled out in the Oaks D limitations.

The drawings also show new building overhangs that extend several feet into the required front yard, and up to the property line.

The existing house has a few windows fronting the street, but only 33' of frontage with a second floor. The existing house also incorporates different materials that provide some scale to the home. The proposed addition/ remodel adds a second floor with a length of nearly 90' less than 3' from the property line. This façade is all stucco, contains few window, and no setbacks, resulting in a tall mostly blank wall.

The Neighbors

The neighbors are concerned with street blockages due to construction and additional impacts of visitor parking on the street. Neighbors below are concerned about slope stability and the amount of grading proposed.

The Oaks Homeowners Association Position

At this time we can not support the above referenced application. With the following conditions, we could support such a project:

1. The project must conform to the Oaks D limitations.
2. The project must conform to the Baseline Hillside Ordinance. Specifically we would like to see the quantities of grading proposed, and conformance to the front yard setback.
3. No more than 3 construction trucks shall be parked on Mountain Oak Drive at one time.
4. Smaller dumpster should be used in order not to block the street.
5. All of the neighbors on Mountain Oak Drive should be given 3 day advanced notice of any street closures.
6. Street closures should be kept to a minimum
7. The scale of the front façade could benefit by decreasing the amount of second floor area, varying the setback of the front wall, introducing more windows, a variety of building materials and landscaped areas. A decreased second floor area could be made up on the lowest level, and benefit from direct access to the backyard.