

PLANNING, ZONING AND HISTORIC PRESERVATION COMMITTEE
MINUTES OF MEETING – January 13th 2010

A meeting was held on January 13th 2010, in the community room at 1965 Hillhurst Avenue pursuant to notice. Present from the committee were: Kenneth E. Owen, chair, Sorin Alexanian, Bruce Carroll, Rosemary DeMonte, Jacqueline Kerr, Richard Stanley, David Uebersax, Tom Wilson and Richard Spicer. Mr. Wilson acted as secretary. Also present for the first half of the meeting was Ron Ostrow, GGPNC board.

1. Call to order 7:10 p.m.
2. Public comment on non-agenda items and public announcements within the purview of the committee. None.
3. 4900 Hollywood Blvd – Mr. Owen reported that the developer’s lawyer had been asked to attend the meeting, but there was no reply and no one appeared to be present to report on the matter.
4. The committee heard from Kiyu Tashima, the applicant, requesting an adjustment to allow over-height gates and pillars and hedge at 2315 North Vermont. The chair recused himself at the beginning the matter, and Mr. Alexanian acted as chair. Ms. DeMonte also recused herself. Ms. Toshima stated a need for more security. She noted that she had experienced recent thefts and had an intimidating trespasser on her property. She also noted a neighbor with an over-height fence.

The committee voted 7-0 to recommend the board oppose the applicant’s request citing positions taken on prior similar requests and the community’s position that walls give very little protection but create an unfriendly attitude. There was general consensus that the higher gate would not have discouraged any real attempt at theft or trespassing. The committee also noted that he neighbor’s fence was likely to have been built 40 years ago.

Mr. Carroll made the motion and Mr. Wilson seconded.

Mr. Owen resumed the chair and Ms. De Monte returned to the meeting.

5. 2081 Hillhurst Avenue – Mr. Owen gave a report on a request for a proposed addition of patio dining and expansion to 46 seats to a restaurant serving beer and wine at this location. The committee expressed concerns of traffic safety and neighborhood noise issues. The applicant’s representative advised that he was unavailable to attend the meeting, and the owner of the property emailed that he did not approve of the proposed expansion.
6. 1725 Hillhurst Avenue - The committee heard a request for a Conditional Use Permit (CUP) at the location. The applicant’s representative, Kiyoshi Graves, explained his client’s proposal and responded to some initial questions posed to him by the chair in an email. He stated that the request included hours of operation be extended to 12 AM. The

committee expressed concerns over both parking and late hours, citing prior issues in the area. Mr. Graves stated that the applicant had access to 5 parking spaces, more than required by the Vermont Western SNAP and this was sufficient. The committee expressed its views that his client needed to provide adequate parking not only for the benefit of his neighbors but to have a successful restaurant. He indicated that many people would walk to the restaurant. There was a suggestion that his client might provide incentives to nearby neighbors by giving out discount coupons to those who walk to the restaurant. He also indicated there would be beer and wine available both for consumption on site and off site. The committee asked Mr. Kiyoshi to discuss with his client, who did not attend the meeting, the possibility of securing sufficient parking for an establishment of this type. Mr. Kiyoshi thanked the committee for their efforts and agreed to discuss the committee concerns with his client. He also stated he would come back with a clearer description of his client's operations.

7. Hollywood Community Plan – The committee continued its discussion of the draft of this plan and assigned Messrs. Spicer and Uebersax the responsibility of drafting letters commenting on the large, overarching issues, such as discussed at the prior meeting, and separately the more specific issues of concern to our community.

The committee adjourned at approximately 11:10PM