



CITY OF LOS ANGELES
LOS FELIZ NEIGHBORHOOD COUNCIL



PLANNING, ZONING, AND
HISTORIC PRESERVATION COMMITTEE
MEETING AGENDA
(REVISED – 7/26/16)

PRESIDENT
Luke H. Klipp

VICE PRESIDENTS
Sheldon Hirshon - Administration
Jon Deutsch - Communications

TREASURER
Barbara Howell

SECRETARY
Bryant Edwards

August 3, 2016 – 7:30 PM

Los Feliz Community Center
1965 N. Hillhurst Avenue (2nd Floor)
Los Angeles, CA 90027

CERTIFIED COUNCIL #35

PO Box 27003
Los Angeles, CA 90027-0003

(213) 973-9758

www.losfeliznc.org

info@losfeliznc.org

1. Call to Order. Roll Call.
2. Public Comments on Non-agenda items.
3. Discussion and possible action on the following proposed projects:

A. 3143-3145 N. Ettrick St. LA 90027 –ZA-2016-2453

Applicant requests a zone change variance to allow a 3rd dwelling unit on a legal non-conforming R1-1 lot with an existing duplex for a total floor area of 3,349 s.f. in lieu of the 3,238.5 s.f. permitted in the R1-1 zone with zero parking for the proposed new dwelling unit to be replaced with bicycle parking and for a reduced side yard of 0 ft in lieu of the 5 ft and reduce rear yard of 10 feet in lieu of 15 feet required.

B. 1860-1868 N. Western Ave., 5440-5448 W. Franklin Ave. CPC-2016-1954-CU-MCUP-DB

Applicant proposes to construct an approximately 101,916 square foot five story mixed use project including 96 residential units and approximately 5,546 square feet of ground floor commercial space and 123 parking spaces 105 residential parking and 18 retail and guest parking spaces and 54 bicycle parking stalls. The project site is zoned C\$-1D and R3-1 and is also located in Subarea A and B of the Vermont/Western SNAP, the maximum permitted density for the project site is 52 units. The applicant proposes to set aside 30% of the base density units as "Very Low Income" restricted affordable housing. The applicant requests a density increase of up to 83% to achieve a total of 96 units. The unit breakdown consists of 28 studios, 48 one bedroom units and 20 two bedroom units.

The applicant requests:

- 1.- Approval of Vesting Tentative Tract Map No 74169 to merge and re-subdivide the site into a single ground lot to facilitate the construction of the project. To merge of 7 feet of previously dedicated land along Franklin Ave. back into the project site and approval of specific plan project permit compliance review.
- 2.- A conditional use permit to increase density greater than the maximum allowed by LAMC section 12.22.A.25. a density bonus increase of approximately 83% over the entire project site in order to permit 96 dwelling units in lieu of the 52 units otherwise permitted with proposed 30% of units for very low income households.
- 3A.- Requests a 3:1 floor area ratio (FAR) over the entire project site in lieu of the permitted 1:1 FAR in C4-1D Portion of Subarea A, 2:1 FAR for residential uses in Subarea B.
- 3B.- Requests averaging floor area ratio, density, open space and parking for C4-1D and R3-1 zones and subareas A and B.
- 3C.- A waiver of Section 7.D of Vermont/Western SNAP to permit a maximum building height of 60 feet in lieu of required maximum building height of 43.9 feet in Subarea A and 50 feet for mixed used within Subarea B.
- 3D.- A waiver of Section 7A and B of the Vermont/Western SNAP to allow a maximum of 5 lots, both residentially and commercially zoned, having a combined lot area of 38,139 square feet to be tied together to form a single building site.
- 3E.- A waiver of Section V.6 of Vermont/Western SNAP development standards and design guidelines to permit a portion of the building located in Subarea B to exceed more than 30 feet in height with 15 feet of the front property line.

4.- A master Conditional Use Permit to allow the sale and/or dispensing of alcoholic beverages for on-site and off-site consumption.

4. Other Comments, Announcements and Reports.

- A. Citywide sign Ordinance update (Spicer and Kerr)
- B. Projects notificaiton process (Spicer)

5. Adjourn.

AGENDAS & PUBLIC COMMENT: Meeting agendas are posted for public review at 1965 Hillhurst Avenue, the Los Feliz Public Library branch at 1874 Hillhurst Avenue (library reference desk) and online at <http://www.losfeliznc.org>. To be heard, public speakers are requested to fill out a Speaker Card on any agenda item prior to action being taken on it. Comments from the public on agenda items will be heard only at the time the respective item is considered. Comments from the public on matters not appearing on this Agenda within the Council's subject matter jurisdiction are heard during the non-agenda Public Comments, limited to 2 minutes per speaker, unless modified by the meeting's presiding officer.

PUBLIC ACCESS OF RECORDS: In compliance with Government Code Section 54957.5, non-exempt writings distributed to a majority or all of the Board in advance of a meeting may be reviewed on the council's website or during normal library business hours (library reference desk). All written materials distributed to council members within 72 hours of a meeting are available for public review. Copies will also be provided during council meetings. In addition, if you would like a copy of any record related to an Agenda item, please contact the council at info@losfeliznc.org or call: (213) 973-9758.

PROCESS FOR RECONSIDERATION: The council may reconsider and amend its action on items listed here if that reconsideration takes place immediately following the original action, or at the next regular meeting. The Council, on either of these two days shall: 1) Make a Motion for reconsideration and, if approved, 2) hear the matter and take an action. If the motion to reconsider an action is to be scheduled at the next meeting following the original action, then two items shall be placed on the agenda for that meeting: 1) A Motion for Reconsideration on the described matter and 2) a [Proposed] Action should the motion to reconsider be approved. A motion for reconsideration can only be made by a member who has previously voted on the prevailing side of the original action. If a motion for reconsideration is not made on the date the action was taken, then a member on the prevailing side of the action must submit a motion to the Chair or Secretary identifying the matter to be reconsidered and a brief description of the reason(s) for requesting reconsideration at the next regular meeting. The aforesaid shall all be in compliance with the Ralph M. Brown Act governing public entities.

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, 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 info@losfeliznc.org or call: (213) 973-9758.