



CITY OF LOS ANGELES
LOS FELIZ NEIGHBORHOOD COUNCIL



PLANNING, ZONING AND HISTORIC
PRESERVATION COMMITTEE
MEETING AGENDA

PRESIDENT
Luke Klipp

CERTIFIED COUNCIL #35

VICE PRESIDENTS
Sheldon Hirshon - Administration
Jon Deutsch- Communications

7:00 PM May 3, 2017
Keller Williams Los Feliz
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TREASURER
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1. Call to Order.
2. Roll Call.
3. Review and approval of prior committee meeting minutes.
4. Public Comments on Non-agenda items.
5. Discussion and possible action on the following proposed projects:

A. 4011-4013 Sunset Dr. AA 2016 4818 – PMLA/ENV 2016-4819-EAF
Joseph Adhoot, Bow Hunter Development.

Applicant proposes to demolish existing 3-unit residential building and garage on the site and construct 4 small lot subdivision homes. Project includes site grading, removal and hauling of 1564 cubic yards of spoils. Reference LAMC Section 17.53 parcel map for small lot subdivision to establish 4 new lots. Reference Small Lot Design Guidelines Handbook dated January, 2014.

B. 2252 Talmadge Street ZA 2017 1216 – ZAD
Linda Brettler/Lydia Dubois Wetherwax for Stephen Falk

Two story addition to rear of house; top floor addition: master bedroom and bath (approximately 470 sf), lower room addition: bedroom and and bath (approximately 470 sf); new decks and kitchen remodel. Applicant requests reduced off street parking for substandard hillside street; existing driveway currently accomodates additional parking space required so would not adversely affect street neighborhood; this driveway is not within the property line.

C. 1860-1868 N. Western Avenue and 5440, 5446,5448 W. Franklin Avenue CPC-201 6-1 954-CU-MCUP DB.SPP.SPR, VTT-74169 ENV-2016-1 955 MND

The proposed project involves the demolition of a gas station, a one-story single-family residence and a one-story duplex and the construction of a 101,916-square-foot, 60-foot, five-story mixed use project that includes 96 residential units and approximately 5,546 square feet of ground floor commercial space. Of the 90 units, 19 percent or 16 units will be set aside as Restricted Affordable units for very Low Income Households. The project provides a total of 123 parking spaces located on the ground level and in one subterranean parking level. The project is located in the C4-1D and R3-1 zones within sub areas A (Neighborhood Conservation) and B (Mixed use Boulevards) of the Vermont Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan.

The City Planning Commission will consider:

1. Pursuant to Section 12.24 U.26. of the LAMC, a Conditional Use to increase the density greater than the maximum permitted in LAMC Section 12.22 A.25. The Applicant seeks a density bonus increase of 75 percent over the entire project site in order to permit 96 dwelling units in lieu of 55 dwelling units.

2. Pursuant to Section 12.22 A.25(g)(2) of the LAMC, the Applicant proposes to set aside 16 units, or 19 percent of the dwelling units as Restricted Affordable Units and requests the following two (2) on-menu incentives:
 - a. A 3:1 Floor Area Ratio (FAR) over the entire project site in lieu of the permitted 1:1 FAR in the C4-1D portion of Subarea A and the 2:1 FAR for a Mixed-Use Project in Subarea B.
 - b. Averaging floor area ratio, density, open space, and parking within the C4-1D and R3-1 Zones and Subareas A and B.
3. Pursuant to Section 12.22 A.25(g)(3) of the LAMC, the Applicant requests the following four (4) off-menu waivers:
 - a. A Waiver of Development Standards to Section 7.A of the Vermont/Western SNAP Specific Plan to allow seven (7) lots having a combined lot area of 38,568 square feet to be tied together to form a single building site in lieu of a maximum of two lots having a combined lot area of 15,000 square feet to be tied together to form a single building site for residentially zoned properties in Subarea A.
 - b. A Waiver of Development Standards to Section 7.B of the Vermont/Western SNAP Specific Plan to allow seven (7) lots having a combined lot area of 38,568 square feet to be tied together to form a single building site in lieu of a maximum of two lots having a combined lot area of 10,000 square feet to be tied together to form a single building site for commercially zoned properties in Subarea A.
 - c. A Waiver of Development Standards in the Vermont/Western SNAP Specific Plan to permit an increase in transitional height over the entire project site:
 - i. A Waiver of Section 7.D of the Vermont/Western SNAP Specific Plan to permit an increase in height of 16 feet two inches, thereby allowing 60 feet in transitional height in lieu of 15 feet above the shortest adjacent building or 43 feet ten inches (above the shortest adjacent building) in Subarea A.
 - ii. A Waiver of Section 8.C of the Vermont/Western SNAP Specific Plan for an increase in height of 35 feet, thereby allowing 60 feet in transitional height in lieu of 25 feet required for buildings located within a distance of 0 to 49 feet from an abutting lot in Subarea A; and to permit an increase in height of 27 feet, thereby allowing 60 feet in transitional height in lieu of 33 feet required for buildings located within a distance of 50 to 99 feet from an abutting lot in Subarea A.
 - iii. A Waiver of Section 8.1 of the of the Vermont/Western SNAP Specific Plan and Section V.6 of the Vermont/Western SNAP Development Standards and Design Guidelines for an increase in height of 30 feet, allowing portions of the building to be 60 feet in height within 15 feet of the front property line in lieu of 30 feet in height within 15 feet of the front property line in Subarea B.
 - d. A Waiver of Development Standards in the Vermont/Western SNAP Specific Plan to permit an increase in building height over the entire project site:
 - i. A Waiver of Section 8.8.1 of the Vermont/Western SNAP Specific Plan to permit a building height of 60 feet in lieu of the maximum permitted building height of 50 feet for a Mixed-Use Project in Subarea B.
 - ii. A Waiver of Section 8.8.1 of the Vermont/Western SNAP Specific Plan to permit roof structures to exceed the height limit up to 17 feet six inches within zero feet from the roof perimeter in lieu of permitting roof structures to exceed the height limit up to ten feet when those roof structures are setback ten feet from the roof perimeter.
 - iii. A Waiver of Section 7.D of the Vermont/Western SNAP Specific Plan to permit roof structures to exceed the height limit up to 22 feet eight inches within zero feet from the roof perimeter in lieu of permitting roof structures to exceed the height limit up to 10 feet when those roof structures are setback 10 feet from the roof perimeter.
4. Pursuant to Section 11.5.7 of the LAMC, a Project Permit Compliance Review with the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan.
5. Pursuant to Section 16.05 of the LAMC, a Site Plan Review for a project which creates, or results in an increase of 50 or more dwelling units.
6. Pursuant to Section 12.24 W.1 of the LAMC, a Master Conditional Use to allow the sale and/or dispensing of alcoholic beverages for on-site and off-site consumption.

6. Other Comments, Announcements and Reports.

- A. Draft Sign Ordinance Update – Richard Spicer and Jacqueline Kerr
- B. SNAP Guidelines Document – Gary Khanjian

7. 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.