

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

WESTWOOD NEIGHBORHOOD COUNCIL LAND USE AND PLANNING COMMITTEE MEETING

WEDNESDAY, January 25, 2012 – 4:00 PM
Westwood Branch Library
1246 Glendon Ave, Meeting Room
Los Angeles, CA 90024

The public is requested to fill out a “**Speaker Card**” to address the Committee on any agenda item before the Committee takes 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 Committee’s jurisdiction will be heard during “General Public Comments.” No individual speaker will be allowed more than 2 minutes, subject to the discretion of the Chair. Agenda items are subject to board action. The agenda is posted for public review at: Sterling Cleaners, 1600 Westwood Blvd., Damoka Gallery, 1424 Westwood Blvd., Print-Run, 950 Gayley Ave., Westwood Public Library, 1246 Glendon Ave., and on the walkway between Bunche Hall and Public Policy on the UCLA campus.

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Land Use Committee Agenda **January 25, 2012**

- 1. 4:00 p.m. Call to Order - Roll Call**
- 2. Approval of this agenda as presented or amended (1 minute)**
- 3. PUBLIC COMMENT (5 minutes)**
- 4. NEW BUSINESS:**
 - a. Discussion re ABSTENTION CALENDAR - 1650 Veteran Avenue, Los Angeles, CA (5 minutes)**

Project Developer Name: Harvey Goodman
Contact Info: Sheri Gould 310-829-1037
Project Title: 1650 Veteran Avenue
Project Description: Legalize 24th unit in condominium building that has existed since 1987.
Project Address: 1650 Veteran Avenue, Los Angeles, CA 90024
Actions Requested:

 1. Pursuant to the provisions of Section 12.27-B of the Los Angeles Municipal Code, a Zone Variance from Condition No. 1 of Ordinance No. 163, 186, to permit the 24th dwelling unit to have zero square feet of lot area in lieu of the 1,200 square feet of lot area per dwelling unit otherwise required, in conjunction with the continued use and maintenance of a 24-unit residential condominium building, eight of which are legal non-conforming units, on an approximately 18,434 square-foot lot in the [Q]R3-1-O Zone.
 2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration for the above-referenced project.

Planning Department Case Number: ZA 2011-1387(ZV)

PUBLIC COMMENT (2 minutes)

DELIBERATION RE ABSTENTION CALENDAR RE 1650 VETERAN PROJECT (2 minutes)

b. LINDBROOK/GAYLEY PROJECT - 10925 Lindbrook Drive/1130 South Gayley Avenue PRESENTATION (20 minutes)

Project Developer Name: Hollywood Theatre Company

Contact Info: Sheri Bonstelle, Jeffer Mangels Butler & Marmaro 310-712-6847

Project Title: Lindbrook/Gayley Project

Project Description: Mixed Use Project-retail stores on street level; apartments on upper levels; underground parking.

Project Address: 10925 Lindbrook Drive/1130 South Gayley Avenue, Los Angeles, CA 90024

Action(s) Requested:

1) Specific Plan Exceptions for:

a) An increase in density from 1 dwelling unit/800 sf of lot area to 1 dwelling unit/516 sf of lot area (an increase from 20 units to 34 units). Specific Plan, Section 5.B.13.

b) A reduction in required setback along each streetfront, which is a 5 foot setback at the 40 foot height with a 45 degree angle setback thereafter. Specific Plan, Section 8.C.1.

2) Zoning Administrator's Adjustment for:

a) Elimination of the side yard adjacent to the existing commercial building to the east on the residential levels (Floors 2-6). LAMC Section 12.16

3) Project Permit Compliance for:

a) Project Permit Compliance with the Westwood Design Review Board Specific Plan, the Westwood Village Specific Plan, and the West Los Angeles Transportation Improvement and Mitigation Specific Plan.

LAMC Section 11.5.7

4) Waiver of highway dedication requirements, pursuant to LAMC Section 12.37, because additional dedication is not necessary to meet the City's mobility needs for the next 20 years.

5) Partial subterranean vacation under the alley and public sidewalk, and a revocable permit from Public Works for building under the sidewalk on Lindbrook and under the alley, and for projection of canopies over the public sidewalk.

6) A building code modification to provide the recreation deck at the roof, including the potential addition of a third stairway.

Planning Department File #: CPC 201001087-SP0SPP-ZAA

Requested Action: Recommendations to WWNC Board

PUBLIC COMMENT (20 minutes)

DELIBERATION ON LINDBROOK/GAYLEY PROJECT WITH RECOMMENDATION TO WWNC BOARD (20 minutes)

5. 5:15 p.m. ADJOURNMENT