

REPORT TO GGPNC BOARD FROM PLANNING, ZONING AND HISTORIC PRESERVATION COMMITTEE FOR BOARD MEETING DECEMBER 19, 2006.

Your committee reports (and asks action – indicated by underscoring) on the following matters arising from its meeting on December 13, 2006:

1. **1759 New Hampshire Avenue.** This is a vacant parcel of land which until recently was improved with 5 rental units dating to about the 1930s. It is owned by a man who represents that he has owned it since 1983 and that he is a resident of Los Feliz. He proposes to build 8 condominium units varying in size from 1,200 to 1,700 square feet which would be sold. The block is within the Vermont-Western Station Neighborhood Area Plan (“SNAP”), which is designed to encourage residents in the area to use public transportation and presumes that such residents will have either no automobile or a reduced number of vehicles. Therefore, the required parking generally applicable to residential units in multifamily buildings is reduced. The applicant represents that he need not have more than 12 parking spaces for the eight units plus two for guests. He proposes to build 15, all partially underground, plus 12 bicycle spaces. SNAP also provides reduced open spaces normally required elsewhere in our community.

The applicant has requested from the City (1) permission to divide the ownership of the land so that condos may be sold and (2) permission to build his structure 41 feet high (consisting of two stories of residential units, a mezzanine and the above grade portion of the underground parking garage).

The proposed height is in violation of SNAP, which restricts the height to within 15 feet higher than the shortest existing building adjacent. The five houses (on one lot but in separate ownerships) to the south are one story in height. Applicant represents that under SNAP he would be allowed to build to a height of 29 feet. (We were provided with no survey to support this claim.) An owner of one of the five one story houses on the immediately adjacent property appeared at the meeting and objected to the proposed height and reduced parking. The committee expressed its concerns to the applicant that (a) the parking was, notwithstanding SNAP, as practical matter, inadequate for 8 units because of the current demand for street parking and (b) the height was excessive given its effect on residents to the south, north and west of the property.

Applicant asked that the committee defer its recommendation pending his reconsideration of the factors leading to the committee's and stakeholder's concerns. The committee agreed provided that the applicant obtain a delay in the hearing from January to February so that the committee may consider any further plan changes.

Absent such delay the committee recommends that the Board oppose the project generally and the requested relief from height limitations.

2. **1801-1817 New Hampshire.** This is an existing two building 22 unit apartment complex built in 1936. It is a possible candidate for historical cultural designation. A new entity has recently purchased the structure for in excess of \$4,600,000 and has filed a tentative tract map anticipating the building of 34 condominiums. The representative of the owner was invited to attend the meeting and agreed to do so. However, neither the owner nor its representative appeared. However, a stakeholder did appear to express concern about the loss of the structure. It is our understanding that although applications have been filed for this development no hearing has been set and we will receive notice of such hearings. However, because of the concern of the committee for the neighborhood and particularly this structure we ask that we be authorized (1) to oppose any project if a hearing is noticed for a date which will not allow the committee to fully consider the matter anew and make its recommendation to the Board and (2) to request Councilmember LaBonge to request Building and Safety not to issue a demolition permit without first advising that office and that that office contact the committee regarding any such demolition.
3. **2332 Catalina Avenue.** The resident has provided the committee with a redesign, which the committee found to be a substantial improvement over the prior design and which meets the criteria of the committee and Board expressed at the November meetings. The committee requests the authorization to send the attached letter to the zoning administrator.
4. **1901 Edgemont/1900 Kenmore.** This is a reconditioning of two apartment buildings for which the new owners have applied for and received authority to convert the same to condominiums. All apartments have been vacated. The owners (purportedly a partnership of three investors) have started construction of a fence, the vertical standards of which indicate an intention to exceed

substantially the maximum 42 inches for front yards permitted by the code. One of the partners, Lee Ziff, requested that the matter of the fence be placed on the agenda of the committee, which request was granted. No one appeared on behalf of the owner. The committee requests authority to advise the owner as follows: (1) A variance is required to construct a front yard fence in excess of 42 inches and (2) the Neighborhood Council will oppose a variance for any fence at either of the buildings in excess of the height allowed by the code.

5. **Proposed Installation by AT&T of above ground facilities.** AT&T has sought City approval of the placement in parkways of above ground facilities in the form of boxes about four feet by two feet by three feet throughout our area. Notice has been given to us, and absent opposition from us or abutting landowners the City will automatically approve such installations (and has done so as to some already). Although notified of the committee's concern and placing the matter on the agenda for our December meeting, AT&T failed to attend and failed to provide in writing, as suggested, the answers to a number of questions basically relating to the ability to place these facilities below ground (particularly in areas where the telephone lines are already below ground) and the expected benefits from such installations to the community. AT&T has asked that they be permitted to delay its presentation until the January meeting. However, the City routinely approves such applications unless there is community opposition. We have asked the City to delay consideration of these applications until AT&T is able to answer the questions posed. AT&T consented to that delay on December 14 and the City has advised that no action will be taken until after our January meetings so that no action is requested of the Board at this time.
6. **Billboards.** The committee agreed to recommend the Board deliver a Community Impact Statement regarding the proposed settlement by the City of litigation with major billboard companies, which settlement would include the allowance of illegally constructed billboards and the construction of new billboards in the city and therefore presumably in our area. However, the settlement has been approved by the City Council and the Mayor. The committee having very strongly opposed the existence of illegal billboards and the construction of additional billboards suggests the Board adopt a resolution to the same effect and authorize the committee to work further toward removal of illegally constructed billboards in our

area and a prohibition of new billboards (or enhancement of old billboards) in our area.

7. **Budget for Calendar 2007.** The committee requests a budget of \$25,000 for the committee's activities during the calendar year 2007. It is very difficult to anticipate the expenditures the committee would recommend and such amount is in the nature an earmark account with each major expenditure being subject to specific approval of the Board. The projects envisioned by the committee which are likely to result in substantial expenditures are (1) continued work on the revision of the Hollywood Community Plan, (2) response to any further developments of the Derby site, (3) completion of the City's historic survey of Los Feliz, the possible expansion of the survey to include the balance of our area, and the outreach to the community regarding the possible establishment of one or more Historic Preservation Overlay Zones in our area, (4) furtherance of specific projects such as inventory of illegal billboards and efforts to cause them to be removed, inventory of nonconforming trees in the Los Feliz Boulevard Historical Cultural Monument, and the study and revision of the Vermont-Western SNAP, and (5) outreach to especially affected stakeholders regarding each specific project reviewed by the committee.