

CITY OF
LOS ANGELES



Officers

TODD RUBINSTEIN
President

KATHY MOGHIMI-
PATTERSON
Vice President

ANNI KEUSSEYAN
Secretary

SHARON BREWER
Treasurer

SHERMAN GAMSON
Sergeant at Arms

PLANNING AND LAND USE COMMITTEE MEETING

Tuesday Jan 13, 2015 -7:00 PM

Approved Minutes

Location: Encino Community Center - 4935 Balboa Blvd. Encino

1. Call to order: Roll Call, Determination of a Quorum, selection of voting PLU committee.

Meeting was called to order at 7:05

Committee Members Present: David Hudgins (Chair), Jason Ackerman, Gerald Silver, Sue Tuberman, Al Mass, Eliot Cohen, Tonya Barseghian

Absent: Talar Dardarian Diane Rosen 7 total voting members
Louis Krokover Resigned

2. Approval of Dec 9, 2014 minutes Unanimous

3. CD 5 updates by councilman Paul Koretz Valley Deputy Noah Mulhstein

Old Firestation lease almost completed. No hearing date on cell tower.

4. ACTION ITEMS: Vote may be taken on the following items. Ten minutes will be allowed for presentations with an additional ten minutes for responses. (* May be adjusted by chair.)

A -17100 W Victory Blvd. AA 2014 2851 Balboa Park Terrace- Presentation by Brad Rosenheim

Project Description: The Applicant seeks to develop an approximately 1.84 acre parcel with an apartment building providing a total of 187 dwelling units constructed to a maximum height of approximately 75 feet, exclusive of architectural projections, stairwells and roof equipment. The proposed project will provide a total of 344 automobile parking spaces within the ground level and two subterranean parking lots, as well as 206 short-term and long-term bicycle parking spaces.

Requested Entitlements: The surplus property currently owned by the Los Angeles County Metropolitan Transportation Authority (Metro) is zoned for Public Facilities. The applicant seeks approval of a General Plan Amendment from the existing Public Facilities land use designation to the Community Commercial land use designation, a Zone Change and a Height District Change from the existing PF-1-XL Zone to the RAS4-1L Zone, a Zoning Administrator's Adjustment; 1) to permit a

portion of the building on the 3rd through 6th floor to project into the required front yard area, and 2) to allow a glass tower element to project beyond the maximum building height by 15', a Site Plan Review for a development project resulting in an increase of 50 or more new residential units and a Parcel Map to subdivide the existing parcel into Parcel "A" and "B".

Presentation by Brad Rosenheim, Richard Moss, and Dale Yonkin.

Entitlements:

Parcel Property for sale, General Paln amendment, zone change, over 50 site plan, small encroachment for glass element

Project is located across from Birmingham High School

1.84 Acres

The Moss Group owns the building adjacent to the project.

Property was being used as dumping ground during Orange Line construction. They dumped the excess landscaping.

The Moss Group tried for several years to develop the property. In 2011 approached Metro to acquire the property.

Dale Yonkin- Trying to create an interesting building but not a garish building.

Asking for easement for the glass center. There will be live work units across the front. Community Garden spaces. 187 bike parking spaces. Trucks can load inside the garage.

Traffic-David Schinder-May generate 1,000 additional trips, 500 inbound, 500 outbound. They provided the data and DOT analyzed it. DOT-incremental traffic impact. Will be left turn lane

Will have offset intersection with stop light

66% are 2 bedrooms (1,005 Sq Ft) Rent will be @ \$1800-2000

They are providing 51 more parking spaces than required to minimize impact on the community. Not taking discount for Bikes

Not removing any native trees.

Moss Group is in Escrow. ZA hearing maybe in March

Haul route not required in flat lands (Stated by Developer)

Existing buildings are 45 ft. Proposed building is 75-90 ft Zone change for 90ft feature

Public comment

John Pearson: I've lived here for 50 years across from where the project is being proposed. The

building seems out of place.

Janice Hansfarger: I am right 1684 Aldea, we bought that in 1989, the office buildings were there, the HS doesn't bother me, the buildings don't bother me, but this is a monstrosity. They said they don't want it to look obnoxious, it looks obnoxious, this is a single family neighborhood

8 residents were not in favor of the project

MOTION:

The ENC-PLU Supports the Balboa Park Terrace Project as presented by the Moss Group + Nadel Architects.

Cohen/ Ackerman

Tonya: Abstain

Sue: Support

Jerry: Oppose

David: support

Jason: Support

Al: Against

Eliot: Abstain

Motion Carries.

B-Zoning Administrator is no longer placing conditions on CUB's.

5. INFORMATION ITEMS: Information items will be allowed 10 minutes for discussion and 10 minutes for questions

6. Old Business: none

7. Public Comment- None

8. Board Member Comment none

9. Adjournment 8:45PM

BALBOA PARK TERRACE



NRDEL

NADEL RESIDENTIAL &
COMMERCIAL INC
1990 S. BALBOY DRIVE
LOS ANGELES, CA 90005
TEL: 310.825.2100
WWW.NADELINC.COM
LOS ANGELES
SAN DIEGO
LAS VEGAS

PROFESSIONAL STAMPS

CONSULTANT

CLIENT:
REMMEY, LLC

6345 BALBOA BLVD
SUITE 310
ENHANO, CALIFORNIA

PROJECT:
BALBOA PARK TERRACE

PROJECT ADDRESS:
17100 W. VICTORY BOULEVARD
ENHANO, CALIFORNIA

FIELD NO.	REVISIONS	DATE	BY
1	ISSUED FOR BIDDING	NA	
2	REVISIONS		
3	REVISIONS		
4	REVISIONS		
5	REVISIONS		
6	REVISIONS		
7	REVISIONS		
8	REVISIONS		
9	REVISIONS		
10	REVISIONS		
11	REVISIONS		
12	REVISIONS		
13	REVISIONS		
14	REVISIONS		
15	REVISIONS		
16	REVISIONS		
17	REVISIONS		
18	REVISIONS		
19	REVISIONS		
20	REVISIONS		
21	REVISIONS		
22	REVISIONS		
23	REVISIONS		
24	REVISIONS		
25	REVISIONS		
26	REVISIONS		
27	REVISIONS		
28	REVISIONS		
29	REVISIONS		
30	REVISIONS		
31	REVISIONS		
32	REVISIONS		
33	REVISIONS		
34	REVISIONS		
35	REVISIONS		
36	REVISIONS		
37	REVISIONS		
38	REVISIONS		
39	REVISIONS		
40	REVISIONS		
41	REVISIONS		
42	REVISIONS		
43	REVISIONS		
44	REVISIONS		
45	REVISIONS		
46	REVISIONS		
47	REVISIONS		
48	REVISIONS		
49	REVISIONS		
50	REVISIONS		
51	REVISIONS		
52	REVISIONS		
53	REVISIONS		
54	REVISIONS		
55	REVISIONS		
56	REVISIONS		
57	REVISIONS		
58	REVISIONS		
59	REVISIONS		
60	REVISIONS		
61	REVISIONS		
62	REVISIONS		
63	REVISIONS		
64	REVISIONS		
65	REVISIONS		
66	REVISIONS		
67	REVISIONS		
68	REVISIONS		
69	REVISIONS		
70	REVISIONS		
71	REVISIONS		
72	REVISIONS		
73	REVISIONS		
74	REVISIONS		
75	REVISIONS		
76	REVISIONS		
77	REVISIONS		
78	REVISIONS		
79	REVISIONS		
80	REVISIONS		
81	REVISIONS		
82	REVISIONS		
83	REVISIONS		
84	REVISIONS		
85	REVISIONS		
86	REVISIONS		
87	REVISIONS		
88	REVISIONS		
89	REVISIONS		
90	REVISIONS		
91	REVISIONS		
92	REVISIONS		
93	REVISIONS		
94	REVISIONS		
95	REVISIONS		
96	REVISIONS		
97	REVISIONS		
98	REVISIONS		
99	REVISIONS		
100	REVISIONS		

CONCEPTUAL SET

RENDERING
/COVER SHEET

A0.01

© 2014 Nadel Residential & Commercial Inc. All rights reserved. This document is the property of Nadel Residential & Commercial Inc. and is not to be distributed, copied, or reproduced in any form without the written consent of Nadel Residential & Commercial Inc.

