



Land Use Committee Agenda

Tuesday, November 12, 2019, 7:00pm

Note change of date.

Meetings end at 9:00pm unless the committee votes to end earlier or extend the time.

Simon Wiesenthal Center, 3rd Floor

1399 S. Roxbury Dr., Los Angeles, CA 90035 (northwest corner of Pico)

- I. **Call to Order & Roll Call**
 - II. **General Public Comment & Brief Committee Announcements**
 - III. **Unfinished Business**
 - a. Draft meeting minutes of March 05, 2019 (Návar / LUED111219-1)
 - b. Draft meeting minutes of October 10, 2019 (Theung / LUED111219-2)
 - IV. **New Business**
 - a. Discussion and possible action on proposed 16-unit, Tier 3 TOC (Transit Oriented Communities) Apartment Building at 1450 S Reeves St. (DIR-2019-5516-TOC) The subject property is 6,491.6 square feet and is zoned [Q]R3-1-O with a 45-foot height limit. 2 units will be set aside as extremely low-income affordable units. 17 parking stalls are located on 2 levels of underground parking. In addition to the base incentives of increased density, decreased parking, and increased Floor Area Ratio (FAR), the project utilizes the following 3 additional on-menu TOC incentives. (LUED111219-3)
 - i. Side yard reduction – 30% reduction at the north and south side yards from 9 feet to 6.3 feet
 - ii. Increased height – 22-foot increase from 45 feet to 67 feet
 - iii. Open space reduction – 25% reduction from 1,600 square feet to 1,200 square feet
- I. **Adjournment**

Krystal Návar
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Martin Epstein
Secretary

Charlie Stein
Corresponding Secretary

Notes:

Special thanks to our official posting locations:

Demers & Associates, The Robertson Blvd Library, The Robertson Recreation Center, The Office of Councilmember Paul Koretz, Malcolm Brown Insurance Co., Hamilton High School, and the SORO NC and DONE websites.

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the Board in advance of a meeting may be viewed at our website (soronc.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact us via phone at (310) 295-9920 or via email at info@soronc.org.

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SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE NOTIFICAR A LA OFICINA 3 dias de trabajo (72 horas) ANTES DEL EVENTO. SI NECESITA ASISTENCIA CON ESTA NOTIFICACION, POR FAVOR LLAME A NUESTRA OFICINA AL (310) 295-9920.

**South Robertson
Neighborhoods Council**

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