Land Use Committee Agenda
Thursday, March 05, 2020, 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 November 12, 2019 (Návar / LU030520-1)
   b. Draft meeting minutes of January 14, 2020 (Stein / LU030520-2)
   c. Draft meeting minutes of February 04, 2020 (Theung / LU030520-3)
IV. New Business
   a. Discussion and possible action on a proposed Tentative Tract Map to create 6 lots and build a 6-home Small Lot Subdivision project at 1951-1953 S Preuss Rd. The subject property is 9,369 square feet and is zoned RD1.5-1. (LU030520-4)
      i. VTT-82683-SL
   b. Introduction and discussion on proposed Eldercare Facility at 825-829 S Holt Ave. The project is comprised of (64) Assisted Living Guest Rooms and (18) Memory Care (MC) Guest Rooms for a total of 82 rooms (no dwelling units). (LU030520-5)
      i. The project application has not yet been submitted, but the application will include requests for a reduced front and side yard setback and an increase in height from 45 to 55 feet.
   c. Discussion and possible action on a proposed 29-unit, 31,046 square foot, 5-story, Tier 3 TOC (Transit Oriented Communities) apartment building at 3123 Livonia Ave. The subject property is 12,866.7 square feet and is zoned R3-1 with a 45-foot height limit. 3 units will be set aside as extremely low-income affordable units. 15 parking stalls are located in a semi-subterranean parking garage. In addition to the base incentives of increased density, decreased parking, and increased Floor Area Ratio (FAR), the project utilizes an additional on-menu TOC incentive to increase the building height by 11 feet from 45 feet to 56 feet. (LU030520-6)
      i. DIR-2019-3725-TOC
   d. Discussion and possible action on a proposed 50-unit, 74,635 square foot, 6-story, Tier 3 TOC apartment building at 9316-9324 National Blvd + 3301-3305 S Canfield Ave. The subject property is 22,444.804 square feet and is zoned R3-1 with a 45-foot height limit. 5 units will be set aside as extremely low-income affordable units. 50 parking stalls are located in a subterranean parking garage. In addition to the base incentives of increased density, decreased parking, and increased FAR, the project utilizes the additional on-menu TOC incentives of increased building height, reduced open space, and reduced front and rear yard setbacks. (LU030520-7)
      i. DIR-2019-6298-TOC; ENV-2019-6299-EAF
   e. Review of California state bills AB 68 and AB 881 that went into effect January 1st, 2020 affecting California’s Accessory Dwelling Unit (ADU) rules, and LA’s updated ADU ordinance and memo incorporating the state-level changes. (LU030520-8)

I. Adjournment
Notes:

Special thanks to our official posting locations:

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.

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