

Title: 6711 S. Sepulveda - Hanover Group / DIR-2017-4077-DB-WDI-SPR
Item No. 10
Meeting date: 31 May 2018
Agendized by: Patricia Lyon, PLUC Chair
Contact person: Patricia Lyon, PLUC Chair Phone number:
Committee Vote (if appropriate): Passed with vote of Yes (5) No (2) Abstain (1)
Does this item have a fiscal impact on the Neighborhood Council? ___ Yes _X_ No
Additional documents attached? ___ Yes _X_ No

RECOMMENDATION: Support the project with conditions:

1. Consistent with adjacent 6733 S. Sepulveda project (Sandstone conditions), 6711 S. Sepulveda rooftop mechanical, elevator overrun and stair enclosure structures designed to the lowest feasible height to minimize visual impact of these structures rising above the roof parapet.
2. Implement safety measures to prevent illegal turns in and out of the project site onto Sepulveda in the form of a driveway curb island and delineators, as approved by LADOT.
3. Landscaping plan consistent with recommendations of the Westchester Streetscape Improvement Association (WSIA) and other properties along Sepulveda Boulevard including incorporating three (3) trees consistent with the WSIA palette in the area: pink trumpet tree, golden rain tree.
4. Upgrade the sidewalk and enhanced pedestrian experience on the project frontage including but not limited to:
 - a. Replacing broken/dilapidated sidewalks
 - b. Closing unused curb-cuts and repaving
 - c. Pedestrian-centric improvements and ADA accessibility
 - d. Installing and providing maintenance for street trees, shrubbery, and other landscaping.
5. Shared maintenance of the street, with other property owners.

BACKGROUND: New 160,830 sq. Ft. residential apartment building with 180 units and 210 parking spaces. On-menu density bonus for a 33% increase in density, and two on-menu incentives for a 20% reduction of required open space and 3:1 FAR in lieu of required 1.5:1 FAR. Also requesting a waiver of dedication and improvements from the requirements on Arizona street.

DISCUSSION: After a difficult Committee discussion at the 20 March 2018 PLUC meeting, the project was denied support in a vote of Yes (2), No (4). After this meeting, the PLUC chair met with developer to discuss further improvements to the project, and it became apparent that the developer had provided as many improvements to the project as feasible. Therefore, PLUC chair brought the issue back to Committee, moving that previous decision be rescinded for further Committee discussion. Committee made

complete review of condition agreements confirmed from the developer on 20 March 18 plus new developer commitments as of this 31 May 2018 meeting. Discussion resulted in motion to support, incorporation project conditions.

FISCAL ANALYSIS: N/A

ATTACHMENTS: None (Previous project planning documents available in PLUC minutes and attachments)

MOTION:

Support the project as proposed with conditions:

6. Consistent with adjacent 6733 S. Sepulveda project (Sandstone conditions), 6711 S. Sepulveda rooftop mechanical, elevator overrun and stair enclosure structures designed to the lowest feasible height to minimize visual impact of these structures rising above the roof parapet.
7. Implement safety measures to prevent illegal left turns in and out of the project site onto Sepulveda in the form of a driveway curb island and delineators, as approved by LADOT.
8. Landscaping plan consistent with recommendations of the Westchester Streetscape Improvement Association (WSIA) and other properties along Sepulveda Boulevard including incorporating three (3) trees consistent with the WSIA palette in the area: pink trumpet tree, golden rain tree.
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 - d. Installing and providing maintenance for street trees, shrubbery, and other landscaping.
10. Shared maintenance of the street, with other property owners.

[end]