


## TRANSMITTAL TO CITY COUNCIL

<b>Case No.(s)</b>	<b>Planning Staff Name(s) and Contact No.</b>	<b>C.D. No.</b>
CPC-2012-3436-DB-SPR	JENNA MONTERROSSA 213-978-1377	11
<b>Items Appealable to Council:</b>	<b>Last Day to Appeal:</b>	<b>Appealed:</b>
SPR	OCT. 25, 2013	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Location of Project (Include project titles, if any.)</b>		
7401-7501 LA TIJERA BOULEVARD 5630 W. 74 <sup>TH</sup> STREET		
<b>Name(s), Applicant / Representative, Address, and Phone Number.</b>		
7407 S. LA TIJERA NORD, LLC 4100 DEL REY AVENUE MARINA DEL REY, CA 90292 310-306-1100		JONATHAN LONNER BURNS & BOUCHARD 1881 CENTURY PARK EAST 300 LOS ANGELES, CA 90067 310-802-4261
<b>Name(s), Appellant / Representative, Address, and Phone Number.</b>		
SAME		
<b>Final Project Description</b> (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)		
<p>The construction, use and maintenance of a new five-story, mixed-use building, containing 140 residential units, 2,600 square feet of ground floor retail space, 241 parking spaces (including 227 residential spaces and 14 retail spaces), and located on a 51,990 square-foot lot in the C2-1VL and R1-1 Zone. Under the Density Bonus provision of the Los Angeles Municipal Code, the applicant will utilize an 18% Density Bonus to construct 140 units in lieu of 118 units otherwise permitted in the C2-1VL Zone and Parking Option 1 to allow a reduction in required residential parking. Of the 140 units, 127 units will be market rate and 13 units will be restricted to Very-Low Income Households. The project includes one on-menu incentive and two off-menu modifications/waivers of a development standard. The project will provide 18,104 square feet of open space, composed of a courtyard, a rear yard, amenities (gym and recreation room), and private balconies. Proposed parking will be located on-site, within a three-level, subterranean parking structure.</p> <p>Also related to the project are modification requests of required public street improvements and two proposed off-site traffic improvements. The public street improvement changes will reduce required sidewalk improvements along La Tijera Boulevard to allow for the provision of a 2-foot wide landscape buffer along the perimeter of the building. Along 74<sup>th</sup> Street, the change will allow for the required 5-foot wide landscaped parkway to be divided providing a 3-foot wide landscaped parkway, with the remaining 2 feet located along the perimeter of the proposed building. The off-site traffic improvements include: 1) the installation of left-turn signalization for the southwest bound direction on La Tijera Boulevard at 74th Street; 2) the re-signalization of an existing traffic signal to install "split phasing" operations on 74th Street at La Tijera Boulevard; and 3) the prohibition of on-street parking along the west side of 74<sup>th</sup> Street (along the project frontage).</p>		
<b>Fiscal Impact Statement</b> <small>*Determination states administrative costs are recovered through fees.</small>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Environmental No.</b> ENV-2012-3437-MND
		<b>Commission Vote:</b> 5-0
 JAMES WILLIAMS, Commission Executive Assistant II		Date: NOV 07 2013