TRANSMITTAL TO CITY COUNCIL

Case No(s): CPC-2012-3436-DB-SPR
Planning Staff Name(s) and Contact No.: JENNA MONTERROSSA 213-978-1377
C.D. No.: 11

Items Appealable to Council: SPR
Last Day to Appeal: OCT. 25, 2013
Appealed: Yes ☐ No ☐

Location of Project (Include project titles, if any.)

7401-7501 LA TIJERA BOULEVARD
5630 W. 74TH STREET

Name(s), Applicant / Representative, Address, and Phone Number.

7407 S. LA TIJERA NORD, LLC
4100 DEL REY AVENUE
MARINA DEL REY, CA 90292
310-306-1100

Name(s), Appellant / Representative, Address, and Phone Number.

SAME

Fiscal Impact Statement

Yes ☐ No ☐

Environmental No.: ENV-2012-3437-MND
Commission Vote: 5-0

JAMES WILLIAMS, Commission Executive Assistant II
Date: NOV 07 2013

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.

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 74th 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 74th Street (along the project frontage).

Fiscal Impact Statement

Yes ☐ No ☐

*Determination states administrative costs are recovered through fees.

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