## SANTA MONICA MOUNTAINS CONSERVANCY

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MAY 1 3 2016

May 12, 2016

Los Angeles City Council 200 North Spring Street, Room 395 Los Angeles, California 90012



President Wesson and Honorable Councilmembers:

The Santa Monica Mountains Conservancy supports the motions presented by Councilmember Ryu to rescind the March 18, 2015 Council Action, relative to the rezoning of two vacant parcels off of Cahuenga Boulevard adjacent to Lake Hollywood (Assessor Parcel Nos. 5577-016-001 and 5577-016-002). The original March 18, 2015 Action, if allowed to stand, would circumvent part of the Department of City Planning's review process, and deprive the community of the opportunity to offer valuable input on projects on these two ecologically significant properties.

Development of these parcels has the potential to result in significant adverse impacts to wildlife movement in the Cahuenga Pass area. The proposed changes to zoning for these two parcels, the requested General Plan Amendment, and other requested entitlements should be subject to the same review process normally required for any other proposed project of this size and scope.

Please feel free to contact me regarding this matter at 310-589-3200, ext. 128, by e-mail at edelman@smmc.ca.gov. Thank you for your consideration.

Sincerely,

PAUL EDELMAN
Deputy Director

Natural Resources and Planning

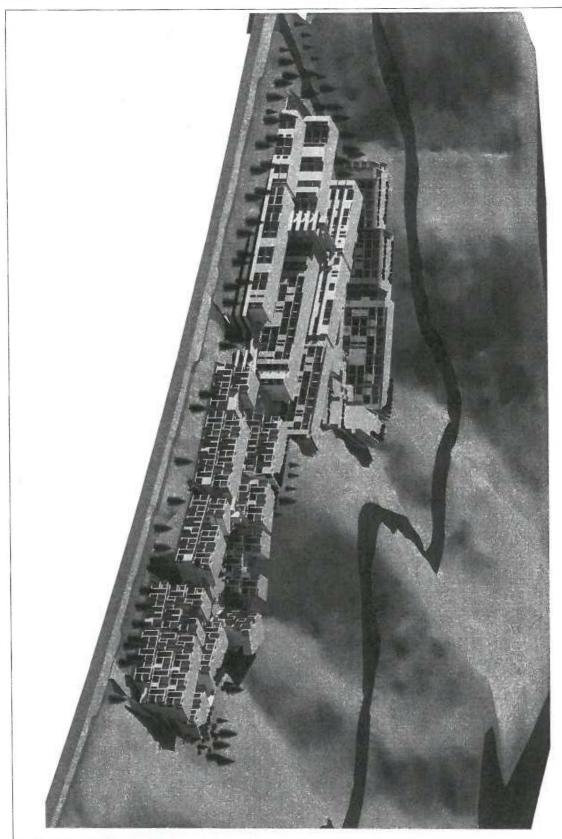
## **ATHENS VILLAGE**

2864 CAUHENGA BLVD, LOS ANGELES. CA 90068

## **SCHEMATIC DEVELOPMENT**

A0.00

## **ARRREVIATIONS PROJECT DATA** PROJECT DATA PROJECT DATA SHEET INDEX HELD PRINCE PRINCE FLOOR Parking Regulard Project Description Planting Schedule TITLE SHEET GR. GRADE GRADE GYP. BD. GYPSUM BOARD Required Parking | Number Of | Parking | | Units | Ratio A1.00 DEBODECTIVE Contract The Tone Emm BE40 5 H to B4 PERSPECTIVE SITE PLAN APARTMENT SITE PLAN APARTMENT FLOOR PLAN 665/670-675/680 40.00 A2.01 A2.AP0 A2.AP1 RPC Plant - Tropicat: Crane Lily - 3 RPC Plant - Tropicat: Honey Myrtle - 4.5 RPC Plant - Tropicat: Jurgie Flame - 3 RPC Shrub: Olerander 5.4 RPC Shrub: Rhododandron 4.0' RPC Shrub: Bonvood 2.9' RPC Shrub: Fountain Grass 3.6' Zening Data A2 AP2 APARTMENT FLOOR PLAN 685/690 42 AD2 APARTMENT FLOOR PLAN 806700 Zening Declaration: BE40.1 M A2.AP4 A2.AP5 A2.AP6 ADAPTMENT ELOOR PROFISA APARTMENT FLOOR PLAN 705 APARTMENT FLOOR PLAN 715 APARTMENT FLOOR PLAN 725/730 INSIDE DIAMETER INTERIOR INSILATION INVERTI IRON PIPE SIZE IMPACT INSULATIO IO. INT. INSUI INV. I.P.S. 19% BICYCLE CREDIT FOR TRANSIT CORRIDOR: TOTAL PARKING REQUIRED 6 BIXABS 385 SPACES A2.AP6 A2.AP8 A2.AP9 A2.TH0 APARTMENT FLOOR PLAN 735 Total Lot Area: 805,906.929 S.F Lot Buildable Area CA\* Area Onlyt: 354,075 S.F. APARTMENT CLOOR PLAN 745 APARTMENT FLOOR PLAN 745 APARTMENT FLOOR PLAN 755 TOWNHOUSE SITE PLAN Parking Provided TEL TERR TOC TOW TYP THRU TEMP TOP TOP TELEPHONE TERRAZZO TOPOLE AND GROOVE TOP OF CURB TOP OF WALL TYPECAL THROUGH TEMPERED TOP OF PARAPET TREAD TOP OF PLATE Allowable Number of Units (1 per 400 s.f.): (Total Area After 15' Setback= 308,673 S.F.) /400= 772 Units Total Units Provided: 250 LAV. LENGTH EL COR DE AN RARRES ARENTO A2 TH1 A2.TH2 A2.TH3 A2.TH4 RPC Shrub: Oleander 5'-4" RPC Shrub: Provet 3'-3" FLOOR PLAN STEMBO SEE MOO Guest Parking Provided: 17 Spaces Total Parking Provided: 412 Spaces 407 Standard + 5 Compact MENTAUSE MASONRY MASONRY MASONRY MECHANICAL MEDIAL MENTAL MANNOLE MISCELLANEOUS MASONRY OPENIN MOISTERMISSIST ELOOR PLAN 805/700-705/710 MAS MAS MAS MECH MEMB MTL. MEH MISC MES MER MISC MER MER MISC MER MER MISC MER MER MER MISC MER MER ME Max Allowable FAR: 354,075 X 1.5= 531,112.5 S.F. Total Proposed Area: 253,240 S.F. RPC Tree - Conifer: Restern Hemiock - 25' RPC Tree - Conifer: Norway Spruce - 15' RPC Tree - Deciduous1: Common Apple - 20' 2 FLOOR PLAN 715/720 Bicycle Parking: A3.00 63.01 Long Term Bicycle Parking: 1per Units: 250 Spaces (15% Bicycle credit-of per Spaces-AC70=280 Spaces) Total Long Term Bicycle Parking: 280 Spaces 60 Electric Car Charging Stations IRPC Tree - Deciduous 1: Common Apple - 20 : RPC Tree - Deciduous : Common Apple - 20 : RPC Tree - Deciduous : Corige Chen - 16 RPC Tree - Deciduous : Gray Birch - 10 RPC Tree - Deciduous : Japenese Maple - 10 IRPC Tree - Deciduous : Red Ash - 25 Onit schedule UON URINAL LINLESS OTHERWASE NOTED Unit Schedule -Apartment Area Count Average Area/Unit NOT IN CONTRACT NUMBER NOMINAL NOT YO SCALE VEST. VERTICAL VESTIBULE VINYL COMPOSITION TILE VERTEY IN FIELD Short Term Birunta Parking: 10% of United 19250s 25 Spaces RPC Tree - Deciduous: Red Ash - 26' RPC Tree - Deciduous: Sberian Crab Apple - 20' RPC Tree - Falt: Elm (Sapling) - 10' RPC Tree - Tropical: Golden Maley Palm - 10' RPC Tree - Tropical: Hurricane Palm - 12' | 21438 SF | 31 | 79067 SF | 82 | 47331 SF | 64 | 147835 SF | 178 MEN-tensing of mark of closes 0x000 packet opens 670 965 739 831 SF On site Resident Shuttle Service 24/7: OBSC O.C. O.D. OFF. OPG OV. CVFL OPP. A-2BR-TYPE 'A' A-2BR-TYPE 'B' Grand total: 178 FD BEAC FING FLOOR On site Uber/Taxi Call Stations: Required: 0 Provided: 3 (1 in lobby, 1 in community room & 1 in community pool area). Unit Schedule -Townstage PLASTN PLYWD On site Amazon and or Market Delivery Service: Area COUNT Average Area/Unit Required: 0 Provided: 1 (located in community room) On site bicycles for residents and quests: Cahuenga TH.28R.B 11336 SYMBOLS PROJECT DIRECTORY "Car Share - Any public or private entity that provides a memberating or peer to peer based service through which vehicles can be reserved on an hourly basis at variable rates. Vehicles must be available at locations at which scoses is not restricted to members of the public." LEVEL HAME BUILDING SECTION 0 ROOM NAME CREAGAST BUSINP AREA E) OOD DI ANIBAS Name : Behzad Forat 11514 Ventura Blvd. Studio City CA 91604 W13 Open Spaces Calculation: Required Open Space: 1 BR Units. 70 X 100 = 7,000 S.F. 2 BR Units: 180 X125 = 22,500 S.F. Total Required Open Space 29,500 S.F. FLOOR PLAN 665/870 2864 T.O.WALL LOOR PLAN 685/670 LOOR PLAN 675/680 LOOR PLAN 685/690 LOOR PLAN 695/700 LOOR PLAN 705/710 LOOR PLAN 715/720 LOOR PLAN 725/730 D-000 PROJECT MANAGER GRO NAME AHN & Associates Ms. Athena Novak Athenanyk@sol.com W: (818) 908-7449 COMPANY: CONTACT: EMAIL: TEL: Provided Open Space: W-000 FACADE ELEVAT 1 a) Private Open Space @ Balconies b) Common Open Space BUILDING ELEV b) Common Open Space = 61,279 SF c) Landscaped Area Include Existing landscape Area = 153,380 S.F. Trial Described Chain Scape 228,960 S.F. A 00 WALL TYPE ADDRESS: FLOOR PLAN 755/780 albert 0.0 ARCHITECT **roup**arehi THE ALBERT GROUP ARCHITECTS | ARCHITAG LLC STEVE ALBERT SALBERT@TAGARCH.NET (310) 820-8863 CONTACT EMAIL: TEL: ADDRESS: **AERIAL MAP ZONING MAP** 2032 STONER AVE, STUDIO A LOS ANGELES, CA 90025 TRAFFIC ENGINEER 2 OMPANY ONTACT: Crain & Associates George Rhyner (310) 473-6508 THE ADDRESS 300 Corporate Point, Suita 470 Culver City, CA 90230 CONCEPT RESIGN LIKA LILATINA 8/26/TS



the albert group<sub>architect</sub> 2864 Cahuenga



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