

# GREATER ECHO PARK ELYSIAN NEIGHBORHOOD COUNCIL

## PLANNING & LAND USE DEVELOPER GUIDELINES AND INFORMATION SHEET

*This document has been approved by the GEPENC Board of Governors.*

LOCATION: 2515 W. Beverly Blvd. and 110 ,114, 118, 124 – 128 N. Coronado St.

PROJECT NAME: Citizens of the World Elementary, Silver Lake  
~~school. Convert existing 65-space RD5 zone public parking area serving a C2 zone~~

PROJECT DESCRIPTION: \_\_\_\_\_  
a parking lot for a 650 student public charter TK-5 elementary school, which will be relocating to the office building

APPLICANT NAME/REPRESENTATIVE: Michael S. Woodward

APPLICANT CONTACT INFO: (318) 516-8599; mswoodward3@gmail.com; 4600 Mirador Pl, LA, CA 91356  
(Phone, Address, Email, Website)

PLANNING DEPT. CASE NO.: ZA-2017-4489-CU-ZV-F

NEIGHBORHOOD COUNCIL ACTION REQUESTED: Presentation regarding project

CITY ACTION REQUIRED (e.g. zone change, variance, CUP, etc.) (Attach additional pages, if necessary): CUP for public parking area in the RD5-1 zone and variance to maintain the existing 5-foot front yard setback app in ZA19126

PENDING HEARINGS (Type, date, time, location): public hearing scheduled for 2/20/18 at City Hall unknown

This two-page Developer Guidelines and Information Sheet ("Sheet") is intended to facilitate the Greater Echo Park Elysian Neighborhood Council (GEPENC) Planning & Land Use process and not to limit the scope of inquiry, discussion and/or requests by the GEPENC Planning & Land Use Committee (PLUC) and/or the GEPENC Board of Governors.

Please allow a minimum of two (2) months to proceed through the GEPENC Planning & Land Use process, providing for at least one re-presentation to the PLUC for evaluation of modifications based on its recommendations, as well as a presentation to the GEPENC Board of Governors.

At least **three (3) weeks** prior to the GEPENC PLUC and/or GEPENC Board of Governors meeting:

- Contact the GEPENC's PLUC Chair and Vice Chair to schedule your presentation (or re-presentation) with PLUC and/or Board of Governors.
- Prepare a notice, in English and Spanish, including a description and any available rendering of the Project, and clearly identifying the scheduled GEPENC meeting as a forum where the Project will be discussed ("Notice"). GEPENC PLUC recommends Notice be a printed, color postcard, no smaller than 4"x6".
- Forward to the GEPENC PLUC Chair and Vice Chair a sample copy of the Notice, the map of the intended mailing area, and a list of the intended mailing addresses.
- Forward to the GEPENC PLUC Chair and Vice Chair your responses to the requested information on this Sheet and any attachments via email so it can be forwarded to the reviewing PLUC and/or Board Members and uploaded to the GEPENC website.

At least **two (2) weeks** prior to the GEPENC PLUC and/or GEPENC Board of Governors meeting:

- Forward the prepared and approved Notice to all owners and occupants within 1000 ft. of Project.

Please bring completed copies of this Sheet, any attachments, and the Notice to the scheduled meeting sufficient for each member of the GEPENC PLUC (9) and/or the GEPENC Board of Governors (21), and for a reasonable number of the attending public.

LOCATION: 2515 W. Beverly Blvd. and 110 ,114,118,124 - 128 N. Coronado Street

PROJECT NAME: Wrens of the World Elementary School - Silver Lake

APPLICANT NAME/REPRESENTATIVE: Wrens of the World Charter School / Michael S. Woodward

PLANNING DEPT. CASE NO.: ZA-2017-4489-CU-ZV-F

Has the Project, in any form, been presented within the past two (2) years to the GEPENC PLUC and/or the GEPENC Board of Governors?  Yes  No

What changes have been made to the Project since the previous GEPENC PLUC and/or GEPENC Board of Governors presentation? (Attach additional pages, if necessary.) not applicable

Has a Traffic Study been completed?  Yes  No (URL: \_\_\_\_\_)

Has an Environmental Impact Report been prepared?  Yes  No (URL: \_\_\_\_\_)

Other relevant reports?  Yes  No (URL: \_\_\_\_\_)

What covenants and/or restrictions, if any, run with the land? lot tie covenant, oversized building affidavit

What is your proposed construction schedule (include times, environmental protections, intended traffic flow)? (Attach additional pages, if necessary.) Following plan check and permit issuance, construction is slated to start in May 2018 and last through March 2019. Most of the work will be interior, within existing office building. A construction work site traffic control plan will be submitted to LADOT as

Property Size (total sq. ft.) 31,640.3 square feet

**EXISTING USE**

Description of type: office building & parking lot  
(Commercial, Residential, etc.)

Present Zoning: C2-1 and RD5-1

No. Residential Units: 0

No. Affordable Units: 0

No. Apartments: 0

Commercial – sq. ft.: 30,702

Retail – sq. ft.: 0

Floor Area Ratio: 2.25:1

Building Height: 52.89 feet

No. Stories: 3

No. Auto Trips 312

Total No. Parking Spaces: 65

(For the following questions, please respond in whole numbers AND percentages of total)

No./% On-Site Parking Spaces: 65/100%

No./% Off-Site Parking Spaces: 0

No./% Handicapped Spaces: 2

No./% Visitor Spaces: n/a

**PROPOSED USE**

Description of type: elementary school & parking lot  
(Commercial, Residential, etc.)

Proposed Zoning: same - no change

No. Residential Units: 0

No. Affordable Units: 0

No. Apartments: 0

Commercial – sq. ft.: 0

Retail – sq. ft.: 0

Floor Area Ratio: same - no change

Building Height: same - no change

No. Stories: 3

No. Auto Trips: 839

Total No. Parking Spaces: 51

No./% On-Site Parking Spaces: 51/100%

No./% Off-Site Parking Spaces: 0

No./% Handicapped Spaces: 2

No./% Visitor Spaces: n/a