

# ECHO PARK NEIGHBORHOOD COUNCIL

## PLANNING & LAND USE DEVELOPER GUIDELINES AND INFORMATION SHEET

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

LOCATION: 1711 N. MORTON AVE.

PROJECT NAME: MORTON-10

PROJECT DESCRIPTION: 10 UNIT SMALL LOT SUBDIVISION ON A 21,000 S.F. LOT  
ZONED [Q]RD2-1VL

APPLICANT NAME/REPRESENTATIVE: RICHARD GEMIGNIANI

APPLICANT CONTACT INFO: (818) 385-1516, 4629 VAN NUYS BLVD. SHERMAN OAKS CA 91423

(Phone, Address, Email, Website) RICHARD@GEMIGNIANIARCHITECTS.COM, GEMIGNIANIARCHITECTS.COM

PLANNING DEPT. CASE NO.: VTT-82023-SL

NEIGHBORHOOD COUNCIL ACTION REQUESTED: LETTER OF SUPPORT & APPROVAL

CITY ACTION REQUIRED (e.g. zone change, variance, CUP, etc.) (Attach additional pages, if necessary.): \_\_\_\_\_

APPROVAL OF LAND SUBDIVISION. NO VARIANCES.

PENDING HEARINGS (Type, date, time, location): UNKNOWN

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

Please allow a minimum of two (2) months to proceed through the EPNC 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 EPNC Board of Governors.

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

- Contact the EPNC'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 EPNC meeting as a forum where the Project will be discussed ("Notice"). EPNC PLUC recommends Notice be a printed, color postcard, no smaller than 4"x6".
- Forward to the EPNC 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 EPNC 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 EPNC website.

At least **two (2) weeks** prior to the EPNC PLUC and/or EPNC 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 EPNC PLUC (9) and/or the EPNC Board of Governors (21), and for a reasonable number of the attending public.

LOCATION: 1711 N. MORTON AVE.  
PROJECT NAME: MORTON-10  
APPLICANT NAME/REPRESENTATIVE: RICHARD GEMIGNIANI  
PLANNING DEPT. CASE NO.: WTT-42082-SL

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

What changes have been made to the Project since the previous EPNC PLUC and/or EPNC Board of Governors presentation? (Attach additional pages, if necessary.) N/A

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? None currently. There will be a covenant for the common driveway and public utility easement as a condition of approval.

What is your proposed construction schedule (include times, environmental protections, intended traffic flow)? (Attach additional pages, if necessary.) The proposed construction is scheduled to begin after public hearing approval and a building permit is obtained. The grading and construction will take approximately 1.5 years, cooperating with standard construction and traffic control regulations.

Property Size (total sq. ft.): 21,814.3 square feet

**EXISTING USE**

Description of type: Residential

(Commercial, Residential, etc.)

Present Zoning: [Q]RD2-1VL

No. Residential Units: 5

No. Affordable Units: None

No. Apartments: None

Commercial – sq. ft.: None

Retail – sq. ft.: None

Floor Area Ratio: 0.15

Building Height: 24'-0"

No. Stories: 2

No. Auto Trips: \_\_\_\_\_

Total No. Parking Spaces: 8

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

No./% On-Site Parking Spaces: 8 / 100%

No./% Off-Site Parking Spaces: 0 / 0%

No./% Handicapped Spaces: 0 / 0%

No./% Visitor Spaces: 0 / 0%

**PROPOSED USE**

Description of type: Residential

(Commercial, Residential, etc.)

Proposed Zoning: [Q]RD2-1VL

No. Residential Units: 10

No. Affordable Units: None

No. Apartments: None

Commercial – sq. ft.: None

Retail – sq. ft.: None

Floor Area Ratio: 0.97 (average)

Building Height: 41'-6"

No. Stories: 3

No. Auto Trips: \_\_\_\_\_

Total No. Parking Spaces: 22

No./% On-Site Parking Spaces: 22 / 100%

No./% Off-Site Parking Spaces: 0 / 0%

No./% Handicapped Spaces: 0 / 0%

No./% Visitor Spaces: 2 / 9%