

LOCATION: 1475 Scott Ave, Los Angeles, CA 90026

PROJECT NAME: Hanawalt Hill

APPLICANT NAME/REPRESENTATIVE: McShane Murnane (Architect) / Brian Janeczko (Project Architect)

PLANNING DEPT. CASE NO.: ZA-2018-5932-ZAA

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.) N/A

Has a Traffic Study been completed? Yes No (URL: Not required at this time)

Has an Environmental Impact Report been prepared? Yes No (URL: Not yet required)

Other relevant reports? Yes No (URL: Not required at this time)

What covenants and/or restrictions, if any, run with the land? On Site Stormwater Mitigation (LID) a component of Bureau of Sanitation Plan Check.

What is your proposed construction schedule (include times, environmental protections, intended traffic flow)? (Attach additional pages, if necessary.) Approximately 18 months after permit is approved (including entitlement review).

Property Size (total sq. ft.): 7,479.6 sf

EXISTING USE

Description of type: Residential

(Commercial, Residential, etc.)

Present Zoning: RD2-1VL

No. Residential Units: 1

No. Affordable Units: 0

No. Apartments: 0

Commercial – sq. ft.: 0 (N/A)

Retail – sq. ft.: 0 (N/A)

Floor Area Ratio: 3:1 allowed. .17:1 Current

Building Height: 20'-6" (+/-)

No. Stories: 1

No. Auto Trips: 0

Total No. Parking Spaces: 2

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

No./% On-Site Parking Spaces: 2

No./% Off-Site Parking Spaces: 0

No./% Handicapped Spaces: 0

No./% Visitor Spaces: 0

PROPOSED USE

Description of type: Residential

(Commercial, Residential, etc.)

Proposed Zoning: RD2-1VL

No. Residential Units: 3 (1 Existing + 2 Proposed)

No. Affordable Units: 0

No. Apartments: 2 Proposed

Commercial – sq. ft.: 0 (N/A)

Retail – sq. ft.: 0 (N/A)

Floor Area Ratio: 3:1 allowed. .64:1 Proposed

Building Height: 39'-9" Proposed

No. Stories: 2 over basement garage

No. Auto Trips: 0

Total No. Parking Spaces: 6

No./% On-Site Parking Spaces: 6

No./% Off-Site Parking Spaces: 0

No./% Handicapped Spaces: 0

No./% Visitor Spaces: 0

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: 1475 Scott Ave, Los Angeles, CA 90026

PROJECT NAME: Hanawalt Hill

PROJECT DESCRIPTION: New Ground Up (2) Two Storey Duplex over basement garage containing (6) Six off site parking spaces. Existing single family dwelling to remain.

APPLICANT NAME/REPRESENTATIVE: McShane Murnane(Architect) / Brian Janeczko (Project Architect)

APPLICANT CONTACT INFO: 323.284.8921 / 2898 Rowena Ave, Suite 102, LA 90039 / brian@projectmplus.com
(Phone, Address, Email, Website)

PLANNING DEPT. CASE NO.: ZA-2018-5932-ZAA

NEIGHBORHOOD COUNCIL ACTION REQUESTED: Support for entitlement requests per ZAA (LAMC 12.28) for reduced yard setbacks (front and side), reduced clear passageway, and parking in the front yard.

CITY ACTION REQUIRED (e.g. zone change, variance, CUP, etc.) (Attach additional pages, if necessary.):
Zoning Administrators Adjustment (ZAA) per LAMC 12.28

PENDING HEARINGS (Type, date, time, location): EPIA scheduled for 12/19. None other currently scheduled.

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.