

ECHO PARK NEIGHBORHOOD COUNCIL

PLANNING & LAND USE DEVELOPER GUIDELINES AND INFORMATION SHEET

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

Please allow a **minimum of two (2) months** to proceed through the PLUC 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.

Please bring **(9)** completed copies of this sheet and any attachments to the scheduled meeting sufficient for each member of PLUC and for a reasonable number of the attending public.

For a CUB application, bring petition showing results of door to door outreach within 500 feet, including addresses, signatures and comments both for and against, with a corresponding map.

Applicant Check List:

At least **three (3) weeks** prior to the PLUC meeting:

Contact PLUC at landuse@echoparknc.com to schedule your presentation (or re-presentation).

- Prepare an outreach notice, in English and Spanish, that includes a description and any available renderings of the Project. Clearly identify the scheduled EPNC meeting as a forum where the Project will be discussed.
- Forward to PLUC a sample copy of the Notice, the map of the intended mailing area, and a list of the intended mailing addresses.
- Forward to PLUC the requested information on this sheet, the Master Land Use Permit Application, and any attachments via email to landuse@echoparknc.com for review and upload to the EPNC website.
- Forward to PLUC project site plans, floor plans, elevations and renderings that clearly show the project's relationship to adjacent structures.
- If RSO units are being withdrawn, forward to PLUC the completed Notice of Intent to withdraw units from Rental House Use (Ellis Act) - Form E-2 that was sent to the tenants.

At least **two (2) weeks** prior to the PLUC meeting:

- Forward the prepared and approved Notice to all owners with 500 feet of Project and post a copy of the notice at the site of the project.

All projects are considered independently, based on each parcel's unique situation.

As Echo Park continues to evolve, we at the PLUC encourage applicants to help our neighborhood develop sustainably and purposefully. Applicants are encouraged to:

- Restore, renovate, or reuse buildings with historic character, rather than demolish
- Respect neighbors in building massing, scale, shadow, setback, and impact
- Preserve architectural elements, topographic features, and mature trees
- Create a landscape plan with ample space for mature trees and native plants
- Apply a pedestrian-oriented design strategy that activates a building at street level
- Utilize environmental construction materials and techniques
- Foster a good relationship and open dialogue with neighbors
- Develop high-quality, affordable, ADA housing units whenever possible
- Build a beautiful project that contributes to the architectural quality of Echo Park

For more Echo Park design standards, resources, and information, please visit the PLUC website.

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PROJECT NAME: Sunset Reflection

PROJECT ADDRESS: 1275 W. Sunset Blvd, LA, CA 90026 LOT SIZE (SF): 20,205

PROJECT DESCRIPTION: 5 story new apartment building over 3 level of parking, units per TOC tier 1, total units 77 units increase be set a side for extremely low income

APPLICANT NAME/REPRESENTATIVE: Andy Simhaee

APPLICANT CONTACT INFO: 1312 S. St. Joseph Pl, Los Angeles, CA 90015, andy.simhaee@gmail.com
(Phone, Address, Email, Website)

PLANNING DEPT. CASE NO.: DIR-2018-6956-TOC-SPR

NEIGHBORHOOD COUNCIL ACTION REQUESTED (i.e. feedback on presentation, letter of support, etc.):
Letter Of support

CITY ACTION REQUIRED (e.g. zone change, variance, CUP, etc.) (Attach additional pages, if necessary.):
TOC verification with 1 additional incentive.

PENDING HEARINGS (Type, date, time, location): N/A

Has the Project, in any form, been presented to the EPNC PLUC? Yes No If so, when? _____

Has a Traffic Study been completed? Yes No URL: DOT CASE CEN-18-47078

What environmental doc. has been applied for? (CE, MND, ND, EIR) File No. CE

Has one been prepared? Yes No File No. & URL: _____

Other relevant reports? (i.e. LAFD, LAPD, Public Works, BOE, etc.) N/A

What covenants and/or restrictions, if any, run with the land? _____

What is your proposed construction schedule (include times, environmental protections, intended traffic flow)?
(Attach additional pages, if necessary.) Not prepared

If applying for a CUB, what type of ABC license are you applying for and what are your proposed hours of operation? _____

EXISTING USE

Type (Commercial, Res., etc.) Vacant

Present Zoning: C2-1VL

No. Residential Units: 0

No. Apartments: 0

No. Affordable / RSO Units: 0

Commercial – sq. ft.: _____

Retail – sq. ft. *

Floor Area Ratio: N/A

Building Height/No. Stories: 0

Total No. Parking Spaces: 0

No. / % On-Site Parking Spaces: _____

No. / % ADA Spaces: _____

No. / % Visitor Spaces: _____

PROPOSED USE

Type: Apartment

Proposed Zoning: C2-1VL

No. Residential Units: _____

No. Apartments: 77

No. Affordable / RSO Units: 7

Commercial – sq. ft.: _____

Retail – sq. ft.: _____

Floor Area Ratio: 2.75:1

Building Height /No. Stories: 67, 5/3

Total No. Parking Spaces: 63

No. / % On-Site Parking Spaces: 63

No. / % ADA Spaces: 3

No. / % Visitor Spaces: 18