



# Los Angeles City Planning Department

## Office of Historic Resources

### PUBLIC HEARING

#### NORTH UNIVERSITY PARK SPECIFIC PLAN

#### DESIGN REVIEW BOARD

##### Board Members

Art Curtis – Chairperson ☐ Pres. ☐ Abs.  
Craig Fajnor – Member ☐ Pres. ☐ Abs.

James McElwain – Architect ☐ Pres. ☐ Abs.  
Drake Dillard – Architect ☒ Pres. ☐ Abs.

##### Meeting Information

**Date:** Wednesday, April 12, 2017  
**Time:** 6:30 p.m.

**Place:** Hebrew Union College  
845 W 32<sup>nd</sup> St Room 110  
Los Angeles, CA 90007  
(located at the corner of Hoover and 32<sup>nd</sup>;  
parking lot entrance is from Hoover)

### AGENDA

1. Call to Order
2. Introduction
3. Approval of Minutes
4. Staff/Board Communication
5. Public Comment Public comment of non-agenda items for a maximum of 10 minutes
6. Conforming Work
  - A. Contributing Elements None  
☐ Approved, ☐ Rejected, ☐ Continued\_\_\_\_\_, ☐ No Action,  
☐ Ayes, ☐ Nays,
  - B. Non-Contributing Elements None
7. Public Hearing Notice For the Following Items\*
  - A. Certificates of Appropriateness None

**B. Certificates of Compatibility**

**1306 W. 29<sup>th</sup> Street**

**DIR-2017-344-COA, ENV-2017-345-CE**

Demolition of a one-car garage structure at the rear of the property, a 2,303 square foot two-story two-unit residential addition with an additional 1,049 square foot six-car attached garage to the rear of an existing 3,041 square foot two-story two-unit structure, and two new tandem partially covered parking spaces at the south west corner of the property adjacent to the proposed garage.

*Applicant: Michael Nigosian (applicant), George Alva(owner)*

☐ Recommend Approval, ☐ Recommend Denial, ☐ Continued\_\_\_\_\_, ☐ No Action,  
☐ Ayes, ☐ Nays

**8. Consultations**

**1173 W 28th St (Contributor)** – Repair and alterations to a Non-Contributing fire damaged accessory structure.

*Applicant's Representative: Tim Carey*

☐ Recommend Filing, ☐ Recommend Filing with Changes  
☐ Request Additional Board Meeting, ☐ No Action

**2810 Ellendale Place (Contributor)** – Retroactive enclosure of a front porch.

*Applicant's Representative: L+V Architects, Antoaneta Gencheva*

☐ Recommend Filing, ☐ Recommend Filing with Changes  
☐ Request Additional Board Meeting, ☐ No Action

**9. Other Board Business**

**None**

**10. Miscellaneous**

The next Scheduled Meeting is **Wednesday, April 26, 2017**. Cancellation may occur due to the lack of agenda items to review.

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\*Under provisions in Section 12.20.3 I (Notice and Public Hearing) of the Municipal Code, the owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property shall receive notice of the application for Certificate of Appropriateness at least ten (10) days prior to the date of the HPOZ Board meeting. Further, the applicant shall post the site in a conspicuous place ten (10) days prior to the date of the HPOZ Board meeting.

Under provisions of the Brown Act (Gov. Code Sec. 54959-54960), the HPOZ Board is a "legislative body" and must: 1. Conduct all quorum meetings in public; and (2.) Seventy-two (72) hours before public meetings, post all agenda or issues considered for discussion. (The public notices are posted at the Department of City Planning and at the Main Lobby of City Hall East as well as on the Internet at <http://cityplanning.lacity.org> )

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on the matters delivered to this agency at or prior to the public hearing.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, language translators, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the staff person referenced in this notice.

Materials submitted for any above-referenced cases are available for public review at the Department of City Planning, for more information contact the planner below.

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**Contact Information:**

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(213) 473-7009

Code Enforcement:  
Dept of Building and Safety (Single Family  
Dwellings or Commercial Buildings)  
888-524-2845 or 888-833-8389

Housing Department:  
(Multi-family Dwellings)  
866-557-7368