



Los Angeles City Planning Department

Office of Historic Resources

PUBLIC HEARING

NORTH UNIVERSITY PARK SPECIFIC PLAN

DESIGN REVIEW BOARD

Board Members

Vacant – Chairperson ☐ Pres. ☐ Abs.
Craig Fajnor – Member ☐ Pres. ☐ Abs.
Vacant – ☐ Pres. ☐ Abs.

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

Meeting Information

Date: Wednesday, August 14, 2019
Time: 6:30 p.m.

Place: Forthman House
2801 S Hoover St
Los Angeles, CA 90007
(located at the corner of Hoover and 28th;
parking lot is on 28th, enter the building on Hoover, ADA
entrance through parking lot)

AGENDA

1. **Call to Order** Roll Call
2. **Introduction** Purposes of the Specific Plan, roles of the Board and City Staff, and Meeting Procedure
3. **Approval of Minutes**
4. **Staff/Board Communication** Thank you Art! - Art Curtis Certificate of Appreciation
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

☐ Approved, ☐ Rejected, ☐ Continued_____, ☐ No Action,
☐ Ayes, ☐ Nays

7. Public Hearing Notice For the Following Items*

A. Certificates of Appropriateness

None

☐ Recommend Approval, ☐ Recommend Denial, ☐ Continued_____,
☐ No Action,
☐ Ayes, ☐ Nays

B. Certificates of Compatibility

None

☐ Recommend Approval, ☐ Recommend Denial, ☐ Continued _____,
☐ No Action,
☐ Ayes, ☐ Nays

C. Project Permit Compliance

2660 S. Orchard Avenue

DIR-2019-3507-DRB-SPP; ENV-2019-3508-CE

Applicant: Paras Bhakta; Representative: Rick Pardo, Michael Nigosian

Legalize the conversion of a storage/laundry room into a studio dwelling unit within a single-unit detached accessory structure approved under DIR-2014-1912-COA-SPP. Convert an existing compact parking space to a standard parking space and relocate it behind the primary structure.

☐ Recommend Approval, ☐ Recommend Denial, ☐ Continued _____,
☐ No Action,
☐ Ayes, ☐ Nays

8. Consultations

None

☐ Recommend Filing, ☐ Recommend Denial,
☐ Continued _____, ☐ No Action
☐ Ayes, ☐ Nays

9. Other Board Business

Vote to adopt DRB Standard Operating Procedures

10. Miscellaneous

The next scheduled meeting is **Wednesday, August 28, 2019.**

Cancellation may occur due to the lack of agenda items to review.

*Under provisions in Section 12.20.31 (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.

Contact Information:

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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