

Communication from Public

Name: Nichole Smith

Date Submitted: 06/01/2021 02:14 PM

Council File No: 21-0170

Comments for Public Posting: Hello Honorable PLUM Committee Members, Attached, please see our presentation for 11961 Venice. Best regards, Nichole Smith HORIZON Development + Entitlement

ENTITLEMENTS:

1. Southern Side Yard: 6 ft. in lieu of 8
2. Averaging across zones (C2 & R3)
3. C2 3:1 FAR



11961 Venice

Owner/Operator
Dr. Rojas, since 1991

Abutting:

East: 4-story Commercial Office
West: 2 story- residential
North: 2-story residential
South: Fire Station

Background:

- Filed: June 26, 2019
- Approved: June 25, 2020
- Appeal Hearing: Dec. 8, 2020

11961 Venice Stats Summary

Site: 61 ft. x 193 ft., 11,760 SF

Affordable: 15% Very Low, 5 of 38 units

Units: 7 Studio, 26 1-bed, 5 2-bed

Revised: 7 Studio, 28 1-bed, 3 2-bed



Provided	Allowed/Req'd
5 Stories	C2: unlimited, R3: 45'
38 Units	35% DB up to 39
39 Parking + 56 Bike	39 Parking + 54 Bike
6'-5" Southern Side	6.4'=6'-5" DB Incentive
FAR/Open Space/Ave.	DB Incentive
2.89:1 FAR	3:1 FAR DB Incentive
6,904 SF Open Space	3,925 SF Open Space



OUTREACH

1. Council Office
2. Abutting Neighbors East, West, North
3. Neighborhood Council voted in support, stating that locating higher density and affordable housing along commercial corridors helps to safeguard the interior of lower density neighborhoods:
 1. Contribute to the Transit Plan fund for future street beautification, agreed.
 2. Number of bedrooms and # of units cannot be addressed through the environmental appeal, as the project details have already been approved.



11961 VENICE PROJECT

ENTITLEMENT SUBMITTAL | June 15, 2020

Cell Tower Adjacent

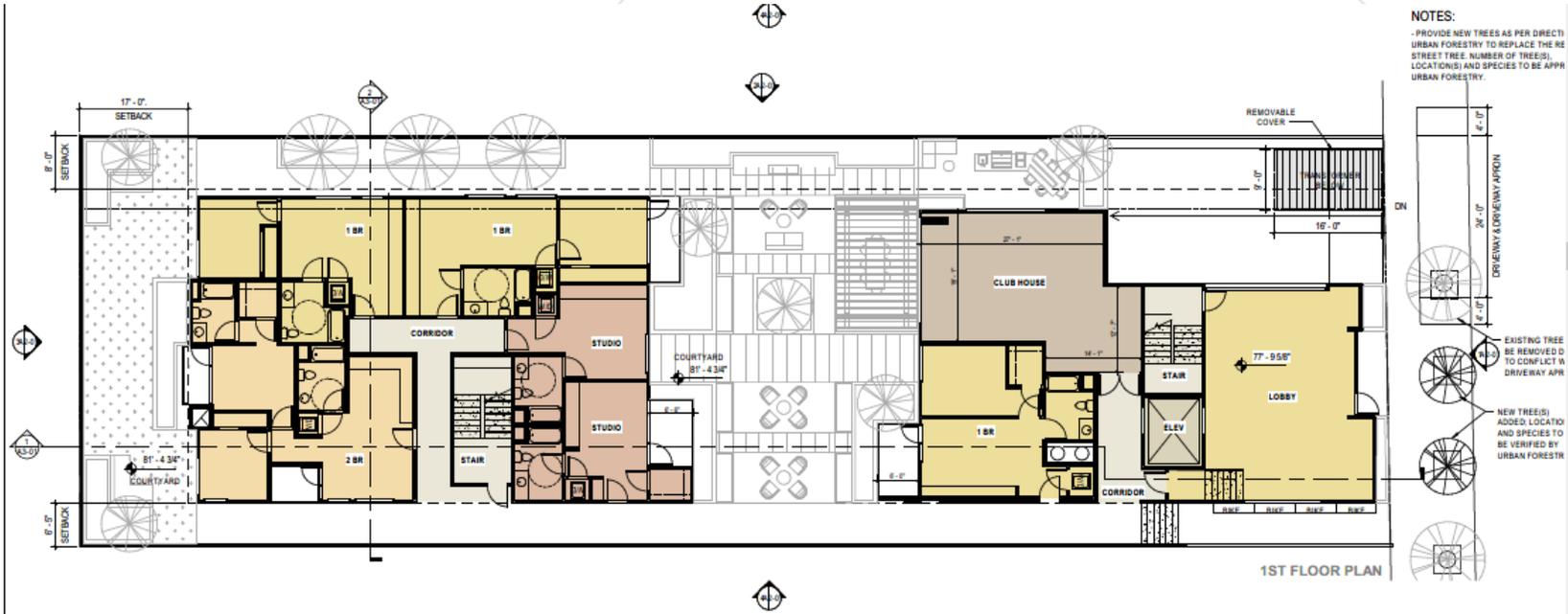
- Adjacent rooftop cell towers abut 5th floor
- Contacted ATT, shared our development plans
- Carriers are required to comply with FCC guidelines
- Common that over time nearby development blocks the signal
- Can relocate or redirect the cell tower
- Can move forward with a development that is safe for its residents

THANK YOU

(ADDITIONAL INFORMATION ON THE FOLLOWING SLIDES CAN BE PROVIDED
IN RESPONSE TO QUESTIONS)



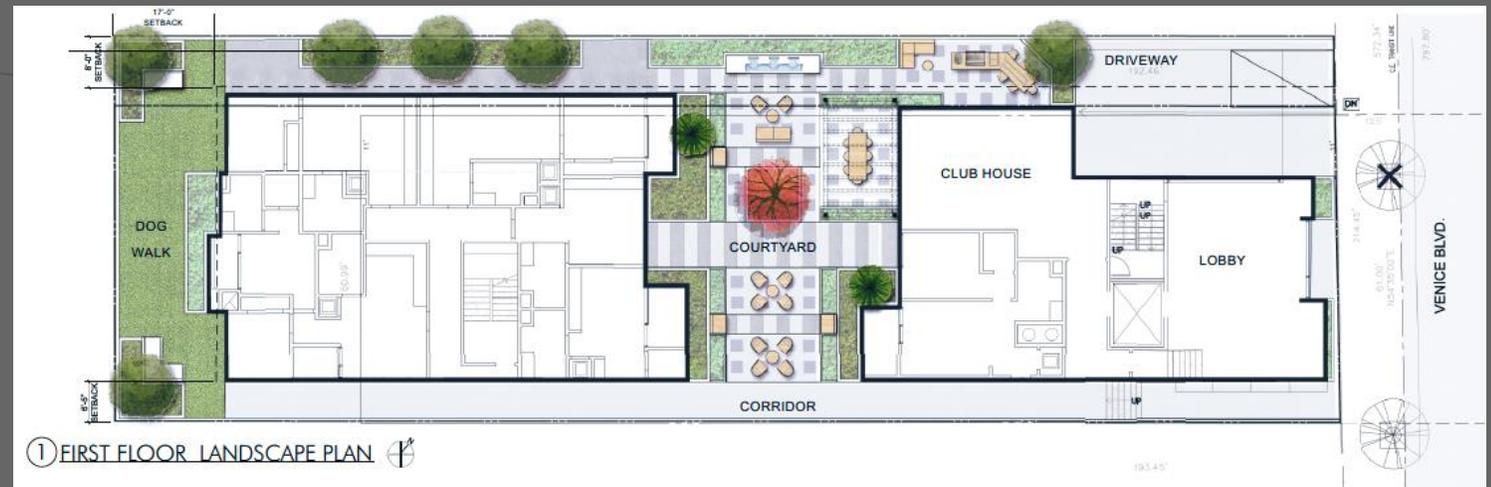
Street Trees



- Two new street trees will replace 1 street tree
- Existing driveway is 11 ft. wide, does not meet code
- Driveway at north PL to maximize the distance to intersection
- Moving the 24 ft. wide driveway south results in tree removal, due to width + apron
- Project provides 21 trees, exceeding the requirement for 10 trees

Reduced Side Yard

- Necessary due to the narrow combined 61 ft. width of the lot
- Building serves as a buffer between the commercial offices and the open courtyard
- Reduced yard allows bedrooms to be a minimum 10' width
- Only 3 sets of residential windows on each floor face the abutting commercial, 2 face parking
- Rooftop community areas are above the current office space
- 0 ft. setback would be allowed for a commercial use
- Can add a 'please be mindful of neighbors' sign



Parking

- 38-unit development provides 39 standard and stacked parking
- <https://cityliftparking.com/solutions/puzzle-mechanical-parking>
- Lased separate from the apartment unit
- 52 long term and 4 short term bicycle (no retail)
- Below traffic study threshold: 38 units replacing a 3,795 sq. ft. medical office building
- Tenants with multiple cars paying market rate have housing options



Highlights

Large entry lobby with natural light

Landscaped 1,713 SF courtyard, interior views

971 SF Rear yard

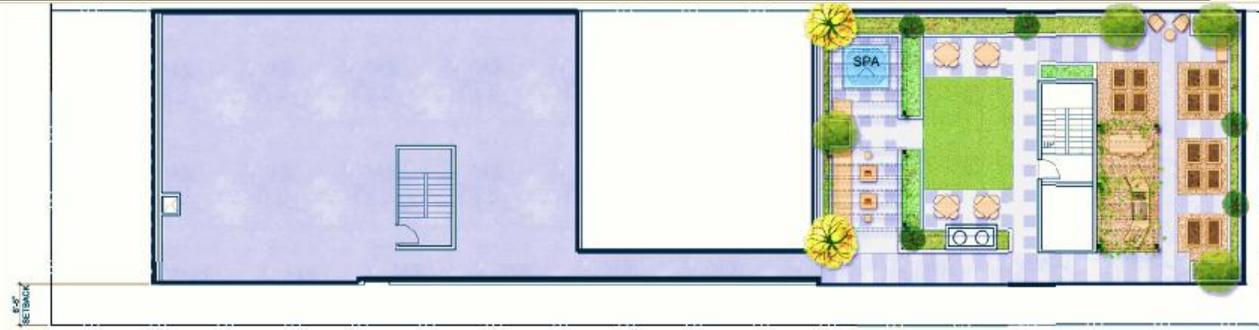
Private balconies

525 SF Ground Floor Clubhouse for events

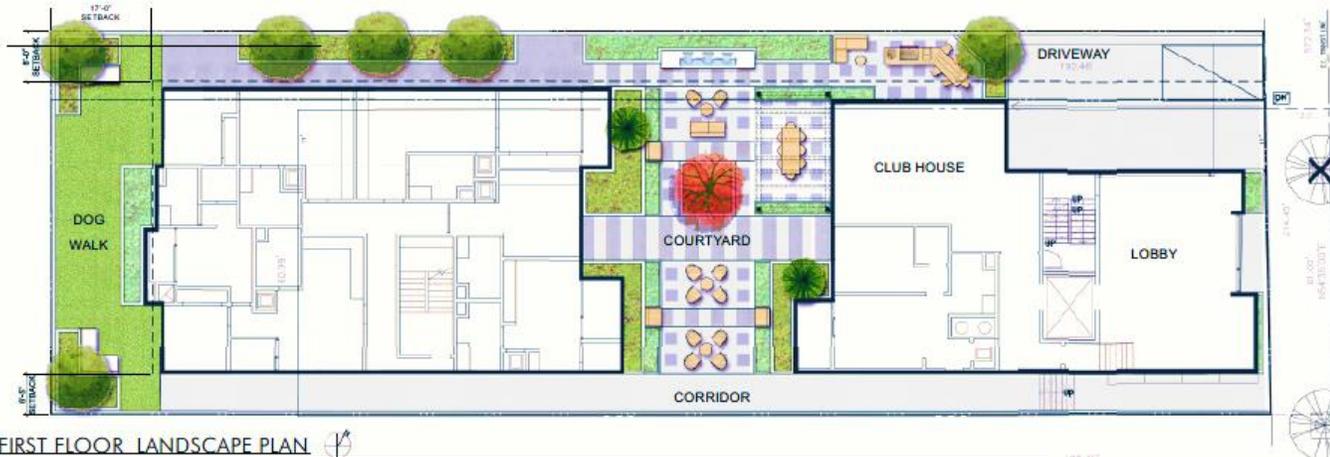
2,548 SF Rooftop deck

Extensive landscaping and attractive seating

Min. 1 parking space available per unit.



② ROOF LANDSCAPE PLAN



① FIRST FLOOR LANDSCAPE PLAN