

Title: 8740 La Tijera	Item No. _____
Meeting date: April 21, 2015	
Agendized by: PLUC	
Contact person: Pat Lyon	Phone number:
Committee Vote (if appropriate): Unanimous	
Does this item have a fiscal impact on the Neighborhood Council? ____ Yes <input checked="" type="checkbox"/> No	
Additional documents attached? ____ Yes <input checked="" type="checkbox"/> No	

**RECOMMENDATION:**

Motion to approve the proposed project as presented, subject to the following conditions: to support sending the project to the board subject to the following conditions: (1) Installation of an 8 foot high fence on the side of the project facing the residential neighbors subject to approval by planning; (2) They will work with the Department of Transportation to create a loading space along Sepulveda Eastway; and (3) They will create specific guest parking spaces by including surface spaces in a landscaped and screened area, as well as utilizing allocated bicycle spaces for guest parking. The total number of guest parking spaces will be 26, 5 surface and 21 in the parking structure.

**BACKGROUND:**

This is a by right development of 137 apartment units. They are not asking for any zone changes they are building what is allowed in the R-4. There is a small part of the property that is zoned R-1. The R-1 property will act as a buffer to the neighboring properties. In addition, in terms of site planning, they have oriented the building toward La Tijera and Sepulveda Eastway and made architectural designs to minimize noise refraction.

**DISCUSSION:** The committee and community raised concerns about parking, traffic impact, and noise, particularly the impacts on the neighboring residential area.

**FISCAL ANALYSIS:** N/A

**ATTACHMENTS:** None.

**MOTION:** That the Neighborhood Council: Vote to approve the proposed project as presented, subject to the following conditions: (1) Installation of an 8 foot high fence on the side of the project facing the residential neighbors subject to approval by planning; (2) They will work with the Department of Transportation to create a loading space along Sepulveda Eastway; and (3) They will create specific guest parking spaces by including surface spaces in a landscaped and screened area, as well as utilizing allocated bicycle spaces for guest parking. The total number of guest parking spaces will be 26, 5 surface and 21 in the parking structure.