

TRANSMITTAL TO CITY COUNCIL

Case No.(s)	Planning Staff Name(s) and Contact No.	C.D. No.		
CPC-2014-1947-CU-DB-SPP-SPPA-SPR	MONIQUE ACOSTA 213-978-1173	13		
Items Appealable to Council:	Last Day to Appeal:	Appealed:		
CU-SPP-SPPA-SPR-DB (ON-MENU INCENTIVES)	MAR. 26 2015	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Location of Project (Include project titles, if any.)				
211, 215, 217, 221, 223, 225, 227, 231, 233, 235, 237, 239, 241 N. VERMONT AVE.				
Name(s), Applicant / Representative, Address, and Phone Number.				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> AMCAL MERIDIAN FUND, L.P. LUXMI VAZ, ARJUN NAGARKATTI 30141 AGOURA ROAD SUITE 100 AGOURA HILLS, CA 91301 </td> <td style="width: 50%; border: none;"> ERIC LIEBERMAN, QES 14549 ARCHWOOD STREET VAN NUYS, CA 91405 </td> </tr> </table>			AMCAL MERIDIAN FUND, L.P. LUXMI VAZ, ARJUN NAGARKATTI 30141 AGOURA ROAD SUITE 100 AGOURA HILLS, CA 91301	ERIC LIEBERMAN, QES 14549 ARCHWOOD STREET VAN NUYS, CA 91405
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Name(s), Appellant / Representative, Address, and Phone Number.				
JIM MCQUISTON 6212 YUCCA STREET LOS ANGELES, CA 90028 323-464-6792				
Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)				
<p>The proposed project involves the demolition of an existing building with commercial/retail uses and a surface parking lot and the construction, use and maintenance of a mixed use commercial and residential building that is a maximum of 55 feet in height, four stories and contains 98,981 square feet of floor area with 100 residential apartment units, of which 99 units are restricted affordable and one manager's unit that is market rate, 4,134 square feet of ground floor commercial space and provides 13,106 square feet of open space which includes 10,156 square feet of common open space and 2,950 square feet of private open space. The project also includes 111 vehicle parking spaces (102 residential parking spaces and nine commercial parking spaces) and 55 bicycle parking spaces (50 residential bike spaces and five commercial bike spaces) located in the rear at grade and within one subterranean parking level. The project is located in the C2-1 Zone within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan.</p>				
Fiscal Impact Statement <small>*Determination states administrative costs are recovered through fees.</small>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Environmental No. ENV-2014-1948-MND		
		Commission Vote: 7 - 0		
 JAMES WILLIAMS, Commission Executive Assistant II		Date: MAR 31 2015		