

**North Westwood Neighborhood Council  
Land Use Committee Meeting  
March 3rd, 2021 from 6:00pm to 7:00pm  
Zoom Meeting Online or By Telephone  
Zoom link: <https://us02web.zoom.us/j/83828653843>  
Dial (833) 548-0276 to Join the Meeting  
Then Enter This Webinar ID: 838 2865 3843 and Press #**

**AGENDA**

(Parenthetical Times Are Just Estimates: Items May be Taken out-of-order without objection)

**VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC**

**PARTICIPATION**

In conformity with the Governor's Executive Order N-29-20 (MARCH 17, 2020) and due to concerns over COVID-19, the North Westwood Neighborhood Council meeting will be conducted entirely telephonically. Every person wishing to address the Neighborhood Council may dial toll-free, (833) 548-0276, and enter 838 2865 3843 and then press # to join the meeting. Instructions on how to give public comment will be given to listeners at the start of the meeting.

**Public Speakers**

The public is requested to dial \*9, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an action on an item. The Council shall provide an opportunity for the public to address the Council on each agenda item before or during the Council's consideration of the item. A member of the public wishing to speak on an agenda item that is eligible for public comment shall be given an opportunity to speak for up to 2 minutes when that item is considered by Council, or, at the discretion of the Presiding Officer, before consideration of the item.

Comments from the public on other matters, not appearing on the agenda but within the Board's subject matter jurisdiction, will be heard during the General Public Comment period and shall be limited to 2 minutes.

**Americans with Disabilities Act**

As covered under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request 3 business days prior to the meeting you wish to attend by contacting Michael Skiles at [northwestwoodcouncil@gmail.com](mailto:northwestwoodcouncil@gmail.com).

**Public Access of Records**

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at 1424 Westwood Blvd, at our website, <http://northwestwoodneighborhoodcouncil.org> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact [northwestwoodcouncil@gmail.com](mailto:northwestwoodcouncil@gmail.com)

**North Westwood Neighborhood Council**  
**Land Use Committee Meeting**  
**March 3rd, 2021 from 6:00pm to 7:00pm**  
**AGENDA**

1. Call-to-order and roll call (2 minutes)
2. General Public Comment (Up to 2 minutes per speaker)
3. Discussion and possible resolution with respect to proposed housing development at 10915 Strathmore and the following entitlements:
  1. **Conditional Use Permit** to increase density greater than the maximum 35 percent allowed by the Density Bonus Ordinance. The applicant seeks a density bonus increase of 57.5 percent to permit 37 residential units with 5 Very Low Income restricted affordable units in lieu of 23 residential units permitted.
  2. **Project Permit Compliance Review** with the North Westwood Village Specific Plan.
  3. **Design Review** with the Westwood Community Design Review Board Specific Plan.
  4. **Density Bonus Compliance Review** to permit parking under AB2345 and the following incentives and waivers:
    - a. On-Menu Incentive to permit a 14 percent FAR increase (3.4 FAR) to permit 62,328 square feet of floor area in lieu of 55,128 square feet of floor area (3.0 FAR).
    - b. Off-Menu Incentive for an open space reduction to permit 5,888 square feet of open space in lieu of 7,400 square feet of open space otherwise required by North Westwood Village Specific Plan Section 5.C.
    - c. Off-Menu Waiver to permit a 0 foot front yard in lieu of 10 feet required for a key lot.
    - d. Off-Menu Waiver to permit a 0 foot side yard (northerly yard) in lieu of 10 feet.
    - e. Off-Menu Waiver to permit a 0 foot side yard (southerly yard) in lieu of 10 feet.
    - f. Off-Menu Waiver to permit a 0 foot rear yard in lieu of 19 feet.
    - g. Off-Menu Waiver to permit a height increase to 85 feet, 1 inches (95 feet, 1 inches to top of rooftop mechanical screen) in lieu of 45 feet (57 feet from Grade) otherwise permitted by North Westwood Village Specific Plan Section 5.B.3.
    - h. Off-Menu Waiver to permit nine (9) retaining walls with a maximum height of 14 feet in lieu of one (1) retaining wall with a maximum height of 12 feet otherwise permitted by LAMC Section 12.21.C.8.
    - i. Off-Menu Waiver to permit 56.5 percent of the open space located above the ground level in lieu of the maximum 25 percent permitted by North Westwood Village Specific Plan Section 8.A.
4. Adjournment