westside neighborhood council

The Westside Neighborhood Council's (WNC) Land Use Committee (LUC) will be considering a proposed project/development in your area at the following meeting:

WNC Land Use Committee (LUC)

DATE: Tuesday, March 4, 2008 at 7:00 p.m.

PLACE: Westside Pavilion, Community Room B - (Room B is located on the 3rd floor of the Landmark side of the Westside Pavillion. Go through the door marked "community rooms" on the westside of the bridge, through the second door to the outside balcony and follow the balcony around the building to Room B.)

ADDRESS: 10850 W. Pico, Los Angeles, CA 90064

Project Developer Name: **Santa Monica Pavilion 1 & 2, LLC**

Developer Contact Info: **Nicki Carlsen, Esq.**
Weston Benshoof Rochefort Rubalcava MacCuish LLP,
333 S. Hope Street, 16th Floor, Los Angeles, CA 90071,
(213) 576-1000

Project Title: **Santa Monica Pavilion**

Project Description: The proposed Santa Monica Pavilion project will redevelop the commercial corner bounded by Santa Monica Boulevard on the north and Overland Avenue on the west, which currently features a single-story shopping center, including a 7-11 store, and a two-story office building. The proposed Santa Monica Pavilion project will feature 9,208 square feet of retail space on the ground floor with 35,170 feet of commercial space on the two floors above, for a combined total of 44,378 square feet in floor area. The proposed project will provide 150 on-site parking spaces, including 112 subterranean spaces. The project conforms to the City's land use designation and fits within the mandated 1.5:1 floor-to-area ratio. The placement of the building mass close to Santa Monica Boulevard allows the building to function as a physical buffer between the traffic and noise of the Boulevard and the nearby residential areas. The site plan is designed to keep 56 feet of space open for light and air to flow between the project and the abutting two and three-story residential buildings across the alley. To achieve this design within the constraints imposed by the physical slope of the property, the height from ground level to the top of the parapet wall varies from 45 feet up to 53 feet 5 inches at its highest point on the building.

Project Address: **10700 – 10724 W. Santa Monica Blvd., Los Angeles, CA 90025**

Entitlements Requested: **Commercial Corner Conditional Use Permit; Height Adjustment, Conditional Use Permit; To allow 0' landscaping in lieu of 5' required.**

Planning Dept. Contact info: **To Be Determined, ZA Not Assigned**

Planning Dept. File #: **ZA 2007 5886-CU-ZAD**

Projected Future Presentation date infront of the full WNC Board: **To Be Determined**

Representatives of the above project will be making a project presentation to the WNC LUC. If you would like to hear more about this proposed project, please take this opportunity to learn more, ask questions and express your opinion.

What is the Land Use Committee (LUC)?
A new building, a new retail store, a major construction proposal, all issues that concern stakeholders are the purview of the Land Use Committee. Proposals for changes in our community are brought by their proponents to the Committee meetings prior to development. All issues concerning the quality of life and development within the borders of the WNC are our concern. *Stakeholders are welcome to offer input.*

LUC Chair: Shannon Burns
LUC Vice-Chair: Gerry Del Sol
LUC Members: Ty Vahedi, Bob Guerin, Renato Romano, Dick Harmetz, Lisa Morocco, Mike Eveloff, Leticia Bugarin and Shlomo Fattal.

Committee e-mail: luc@wncla.org

The Westside Neighborhood Council is made up of community members who are interested in making difference in their neighborhood. The WNC meets on the 2nd Thursday of each month at 7pm. The Westside Neighborhood Council (WNC) covers an area bounded by: Santa Monica Blvd. on the north, the San Diego Freeway on the west, National Blvd./the Santa Monica Freeway on the south, and including Cheviot Hills and Century City on the east (See map on other side).

To find out more information visit our website at: **www.wncla.org**