



# Los Angeles City Planning Department

## Office of Historic Resources

### PUBLIC HEARING

#### NORTH UNIVERSITY PARK SPECIFIC PLAN

#### DESIGN REVIEW BOARD

#### Board Members

Vacant – Chairperson Pres. Abs.  
Craig Fajnor – Member Pres. Abs.  
Julie Burg – Member Pres. Abs.

James McElwain – Architect Pres. Abs.  
Drake Dillard – Architect Pres. Abs.

#### Meeting Information

**Date:** Wednesday, April 13, 2022  
**Time:** 6:30 p.m.

**Place:** In compliance with the Government Code Section 54853(E)(1)(b)-(c), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that the meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the North University Park Design Review Board's meeting will be conducted via telephone and/or videoconferencing.

Join Zoom Webinar:

<https://planning-lacity-org.zoom.us/j/86158166732>

Password: **797238**

Dial by your location:

US: +1 669 900 9128 or +1 213 338 8477

Webinar ID: **861 5816 6732**

Instructions for access (Telephone):

Dial one of the phone numbers listed above. Will be asked for a Webinar ID, enter "(Webinar ID listed above)", followed by "#" (pound sign). Will be asked to enter a participant ID, enter "#" (pound sign) to continue. Will then be joined into the webinar.

Please contact [planning.helpdesk@lacity.org](mailto:planning.helpdesk@lacity.org) if you have any questions or need assistance.

Meeting presentations will be available online here:

<https://drive.google.com/drive/folders/14PRRdZvueWyjSITF3A3s4O5hdZNKbff9?usp=sharing>

If you'd like to be placed on the interested parties list for any item on the agenda, please email [Daniel.Mata@lacity.org](mailto:Daniel.Mata@lacity.org).

# AGENDA

1. **Call to Order** Roll Call
  2. **AB361 Findings** Pursuant to Government Code Section 54853(E)(1)(b)-(c), determination that due to Covid-19 state of emergency, meeting in person would present imminent risks to the health or safety of attendees, and possible board action.
  3. **Introduction** Purposes of the DRB, roles of the Board and City Staff, and Meeting Procedure
  4. **Approval of Minutes** N/A
  5. **Staff/Board Communication** Welcome Julie!  
Seeking new board members
  6. **Public Comment** Public comment of non-agenda items for a maximum of 10 minutes
  7. **Conforming Work**
    - A. **Contributing Elements** None
    - B. **Non-Contributing Elements** None
  8. **Public Hearing Notice for the Following Items\***
    - A. **Certificates of Appropriateness** None
    - B. **Certificates of Compatibility** None
  9. **Consultations** **1) 2632 S. Monmouth Ave.** (Non-Contributor)  
Construction of 2 three-story duplexes approximately 33 feet tall. Duplex #1 is approximately 1,170 sq. ft, with a 158 recreation room, and 562 sq. ft of parking area. Duplex #2 is approximately 1,750 sq. ft. with 720 sq. ft. of parking area.  
*Applicant: Michael Nigosian*  
 Recommend Filing,  Recommend Denial,  
 Continued\_\_\_\_\_,  No Action,  
 Ayes,  Nays
  10. **Other Board Business** Quorum check for 4/27/2022
  11. **Miscellaneous** The next scheduled meeting is **Wednesday, April 27, 2022**. Cancellation may occur due to the lack of agenda items to review.
- 

\*Under provisions in Section 12.20.3 I (Notice and Public Hearing) of the Municipal Code, the owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property shall receive notice of the application for Certificate of Appropriateness at least ten (10) days prior to the date of the HPOZ Board meeting. Further, the applicant shall post the site in a conspicuous place ten (10) days prior to the date of the HPOZ Board meeting.

Under provisions of the Brown Act (Gov. Code Sec. 54959-54960), the HPOZ Board is a "legislative body" and must: 1. Conduct all quorum meetings in public; and (2.) Seventy-two (72) hours before public meetings, post all agenda or issues considered for discussion. (The public notices are posted at the Department of City Planning as well as on the Internet at <http://cityplanning.lacity.org>)

PERSONS WISHING TO PROVIDE PUBLIC COMMENT: The HPOZ Board shall provide an opportunity in open meetings for the public to address items of interest to the

public that are within the subject matter and jurisdiction of the HPOZ. Individual testimony within the public comment period shall be limited to two (2) minutes per person and up to ten (10) minutes per subject. However, the HPOZ chairperson has the discretion to modify the time allotted on each subject, to each speaker and the number of speakers per subject. Items may be called in any order at the discretion of the HPOZ chairperson.

REQUIREMENTS FOR SUBMISSION OF MATERIALS: Written materials may be submitted prior to the hearing via email to [Daniel.Mata@lacity.org](mailto:Daniel.Mata@lacity.org). Submissions on the day of the public hearing may not be more than two (2) written pages, and must include the agenda item number or address on the cover or first page. Photographs do not count toward the page limitation. The submission must be given to Planning staff prior to the start of the hearing, who will distribute them to the Board. Public Submissions are available to view at: <https://drive.google.com/drive/folders/14PRRdZvueWyiSITF3A3s4O5hdZNKbff9?usp=sharing>

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on the matters delivered to this agency at or prior to the public hearing.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, language translators, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the staff person referenced in this notice.

Materials submitted for any above-referenced cases are available for public review at the Department of City Planning, for more information contact the planner below.

---

## Contact Information:

Department of City Planning  
Office of Historic Resources  
221 N. Figueroa St., Room 1350  
Los Angeles, CA 90012

Daniel Mata  
(213) 847-3657  
[Daniel.mata@lacity.org](mailto:Daniel.mata@lacity.org)

Council District 8:  
Marqueece Harris-Dawson  
(213) 473-7008

Council District 9:  
Curren Price  
(213) 473-7009

Code Enforcement:  
Dept of Building and Safety (Single Family  
Dwellings or Commercial Buildings)  
888-524-2845 or 888-833-8389

Housing Department:  
(Multi-family Dwellings)  
866-557-7368