



Mayor Robert E. Simison

**City Council Members:**

Treg Bernt  
Joe Borton  
Luke Cavener

Brad Hoaglun  
Jessica Perreault  
Liz Strader

February 18, 2022

**MEMORANDUM**

TO: Planning and Zoning Commission

CC: Wendy Shrief, JUB Engineers; Dave Yorgason, Primeland Investment Group

FROM: Joseph Dodson, Current Associate Planner

RE: Verona Live/Work – CUP (H-2021-0080)

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Dear Commissioners,

Verona Live/Work CUP (H-2021-0080) was continued per the request of the Applicant from the December 16, 2021 hearing to the January 20, 2022 hearing in order to meet with Staff and work through some of the concerns brought up within the staff report. Prior to the January 20<sup>th</sup> hearing, the Applicant requested a continuance in order to provide Staff enough time to receive and analyze any revised plans. At the February 3<sup>rd</sup> meeting, the Commission continued the application to the March 3, 2022 Commission hearing to give the Applicant a chance to respond to concerns brought up at the meeting.

Since the hearing, Staff has received revised floor plans and has analyzed them against code and previous versions of the plans. The revisions made to floor plans include removing any interior access between the commercial and the residential and for the larger units (noted as the B-units), the commercial space has become one larger suite by the removal of a dividing wall.

**Staff finds the revised floor plans to be in compliance with code, more in line with the intent of Vertically Integrated Residential Projects specific use standards and definition, and consistent with changes discussed by the Commission.** The revised floor plans do not constitute any changes to the conditions of approval. Staff has attached the revised floor plans to this memo for your convenience and has kept the previously recommended changes to the conditions of approval for transparency.

***Previously recommended revisions to the conditions of approval:***

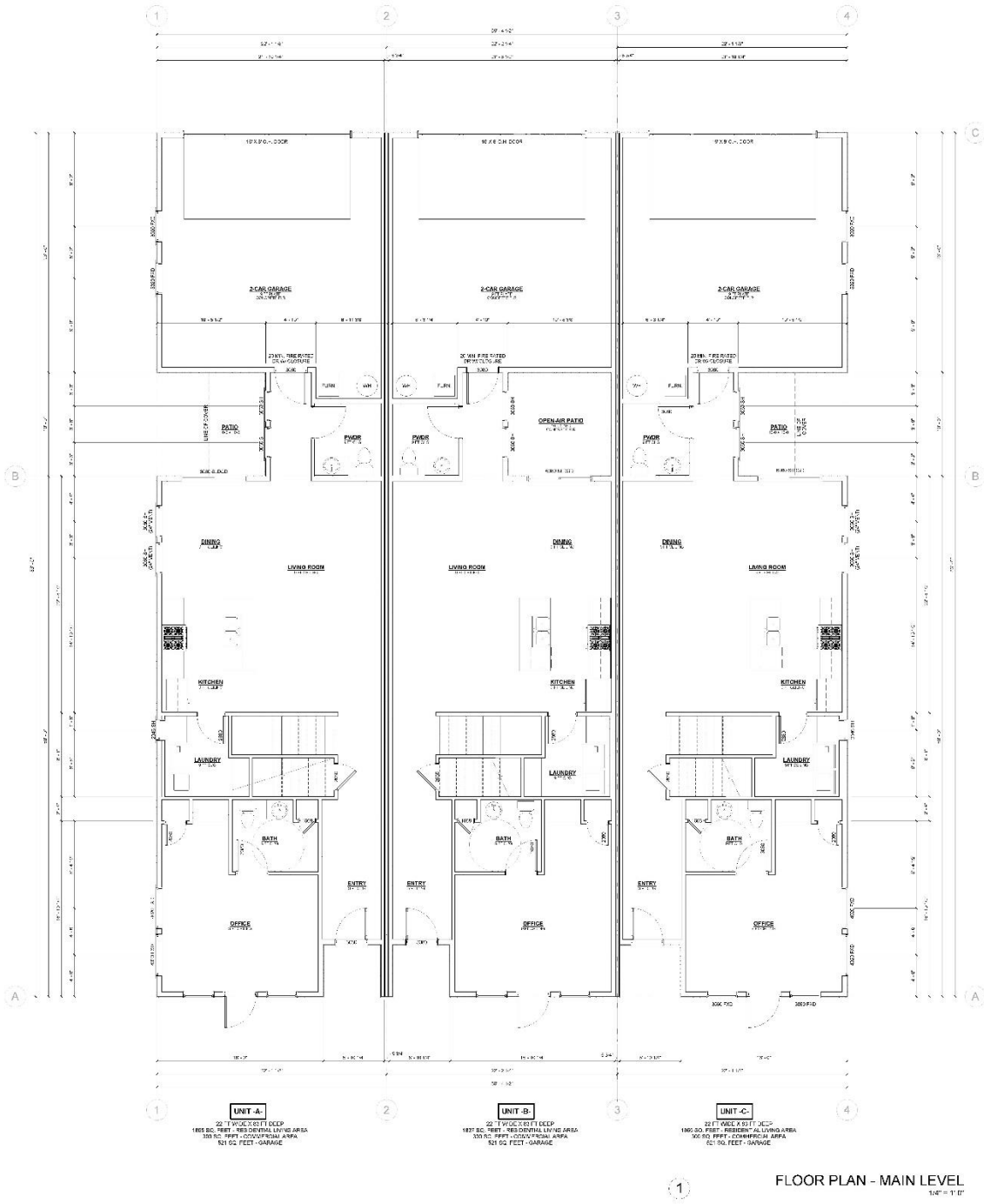
- Modify A.1 – The Applicant shall substantially comply with the revised and approved site plan, landscape plan, and ~~generally comply with the~~ conceptual building elevations ~~approved~~ in this report as depicted in Section IX and revised per Section X.A.

- Modify A.5 – The site plan(s) shall be revised as follows prior to submitting for Certificate of Zoning Compliance approval ~~the Planning and Zoning Commission hearing:~~
- Modify A.5b – For the facades facing W. Milano Drive and N. Cortona Way, depict additional 5-foot wide sidewalks connecting from these building entrances to the existing sidewalks along the public streets, similar to what is shown in the submitted color site plan image.
- Strike A.5c – ~~Remove the two units framing the corner of W. Milano Drive and N. Cortona and add a shared plaza space with outdoor seating and shade structures.~~
- Strike A.5d – ~~Remove the two units not along the adjacent streets in lieu of additional parking and some usable common open space for the development.~~
- Strike A.6d – ~~Depict the shared plaza as noted above with appropriate landscaping elements.~~
- Strike A.7 altogether.
- Strike A.8 altogether.
- Add Condition to A.5 – Move the northern four (4) units approximately three (3) feet to the north to accommodate an extension of 5-foot wide sidewalk and 5 feet of landscaping along the south side of this building from Cortona Way to the plaza area in the interior of the site.

**Exhibits:**

- A. Revised Floor Plans (February 2022)

A. Revised Floor Plans (February 2022)



LIVE-WORK

NO BLOCK

PRELIMINARY

LOT BLOCK

ENCASS DESIGN INC.

HAMMETT • HOMES

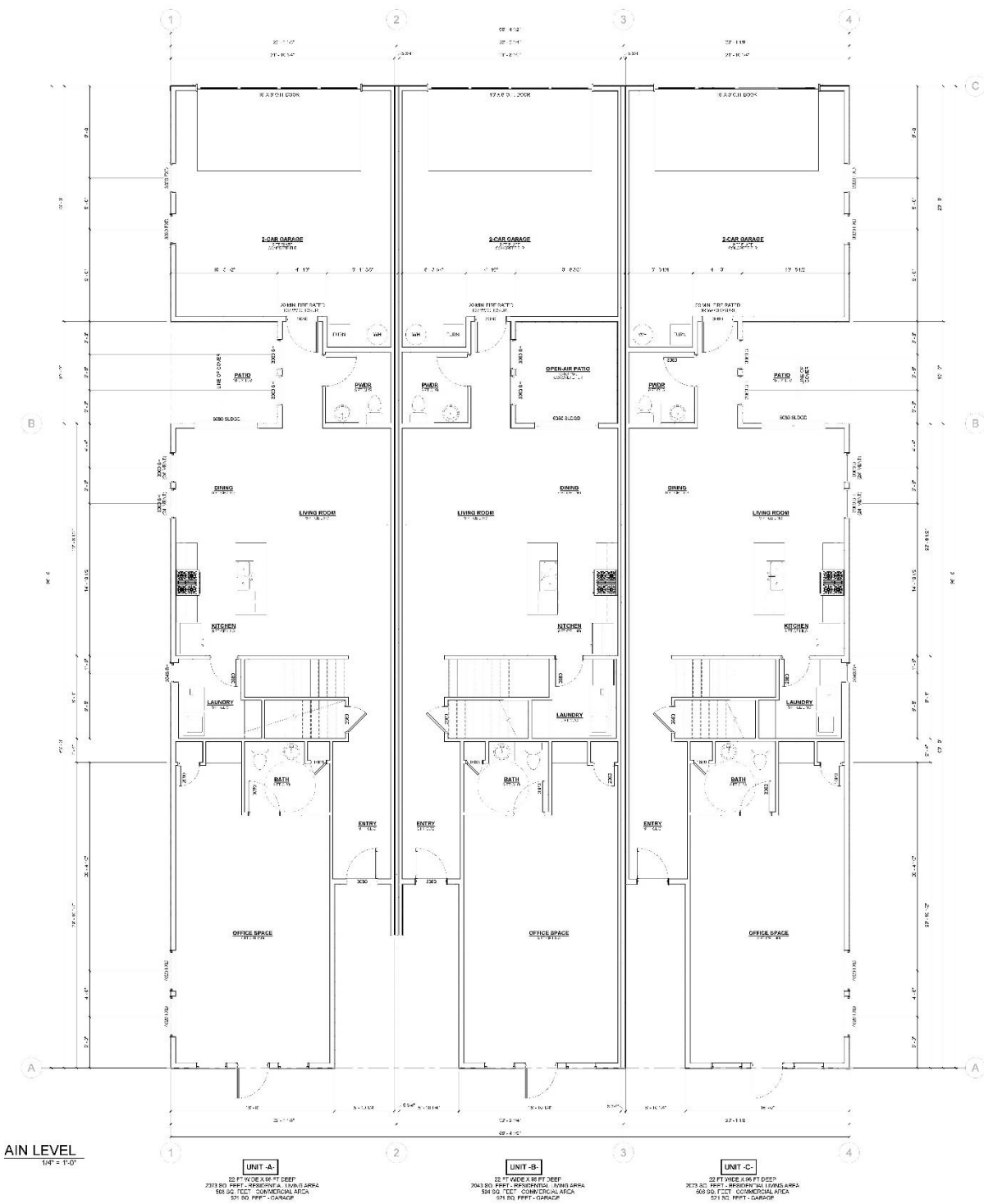
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PLAT DATE: 2/9/2022 1:55:24 PM

FLOOR PLAN - MAIN LEVEL

**A2.0**



LIVEWORK - B

LOT BLOCK

NOT FOR CONSTRUCTION PURPOSES

**ENCOMPASS**  
DESIGN  
ARCHITECTURE & ENGINEERING

**HAMMETT • HOMES**

SCALE 1/4" = 1'-0"

JOB # 210408

PLT DATE 2/20/2022 1:53:32 PM

FLOOR PLAN - MAIN LEVEL

**A2.0**

ALL WORK TO BE PERFORMED BY LICENSED CONTRACTORS UNDER THE SUPERVISION OF TRADE PROFESSIONALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES AND THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES AND THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES AND THE STATE OF CALIFORNIA.



**HAMMETT • HOMES**