

OFFICIAL
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission Minutes
Tuesday, December 13, 2011
200 North Spring Street
Room 1060, City Hall
Los Angeles, California 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDINGS FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT www.planning.lacity.org.

The meeting was called to order by Commission President Acevedo at 4:35 p.m.

Present: Commissioners Frank Acevedo, Young Kim, Chanchanit Martorell and Kevin Norton

Absent: Commissioner Daniel Suh

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Kevin Keller announced that the Hollywood Community Plan update was recommended for approval at the City-wide Planning Commission, and will be before the City Council early 2012.

Kevin Keller announced that the 2012 American National Association Planning Conference will be held in Los Angeles, CA, April 14-17, 2012.

2. COMMISSION BUSINESS

A. Advanced Calendar – no changes

B. Commission Requests - none

C. Approval of minutes for November 22, 2011

Motion: To approve minutes for November 22, 2011, as submitted.

Moved: Commissioner Acevedo

Seconded: Commissioner Norton

Ayes: Commissioners Acevedo, Norton, Kim and Martorell

Absent: Commissioner Suh

Vote: 4 - 0

3. **DIR-2011-1324-DB-SPR-1A**
CEQA: ENV-2007-5180-MND-REC1
Plan: Wilshire

Council District: 10 – Wesson
Expiration Date: December 13, 2011
Appeal Status: Not further appealable

LOCATION: 375-393 North La Cienega Boulevard
407-417 North Westmount Drive

PROPOSED PROJECT:

Site Plan Review to allow the construction of an approximately 110,465 square foot mixed-use apartment building with a maximum of 125 units, including 11 Very Low Income Affordable Units, and 7,900 square feet of ground floor retail uses. The project will provide 176 parking spaces in surface and two subterranean parking areas. The project will be 5-stories tall, with a maximum height of 56 feet with the following two incentives or concessions for a project that reserves at least 10% of total units for Very Low Income households, as defined by Ordinance 179,681:

- a. Height: An 11 foot, increase in height, for a maximum height of 56 feet in lieu of the permitted height of 45 feet.
- b. Floor Area Ratio: A floor area ratio of 3:1 in lieu of the permitted 1:5:1.

REQUESTED ACTION:

Appeal of the Director of Planning's **Conditional Approval of a Site Plan Review** pursuant to Section 16.05 of the Los Angeles Municipal Code (LAMC).

Applicant: Neil Shekhter, NMSLuxe375, LLC

Appellant: Padi Moschetta

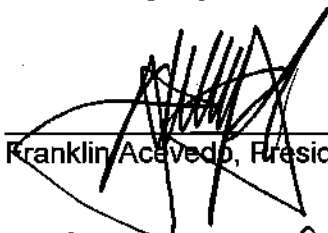
RECOMMENDATIONS:

1. **Deny** the appeal;
2. **Sustain** the Determination of the Director of Planning in approving a Site Plan Review case to allow the construction of 110,465 square feet of floor area mixed-use apartment building with 125 residential dwelling units, 7,900 square feet of ground floor retail uses, and 176 parking spaces in surface and two subterranean parking areas;
3. **Adopt** the Findings;
4. **Find** that:
 - a. Pursuant to Public Resources Code section 21166, and CEQA Guidelines section 15162, the project changes as set forth in the May 26, 2011, application do not trigger the need for an environmental impact report or a subsequent mitigated negative declaration.
 - b. Pursuant to CEQA Guidelines section 15164(b), none of the conditions described in Guidelines section 15162 calling for the preparation of an EIR or subsequent negative declaration have occurred, and thus, the City has prepared an addendum pursuant to Guidelines section 15164(a).

4. **PUBLIC COMMENT PERIOD**

No speakers

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 4:45 p.m.



Franklin Acevedo, President

Sheldred Alexander, Commission Executive Assistant
Central Los Angeles Area Planning Commission

Adopted on February 14, 2012