

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 12, 2013, after 8:30 a.m.
CITY HALL - PUBLIC WORKS BOARD ROOM 350
200 N. SPRING STREET, LOS ANGELES, CA 90012

MINUTES OF LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING 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 <http://www.planning.lacity.org>.

The meeting was called to order by Commission President Dake Wilson at 8:51 a.m.
Commissioners present: Ahn, Ambroz, Cabildo, Choe, Katz, Perlman, Mack, Segura

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports: Director Michael LoGrande spoke on the Community Care Ordinance, the Hollywood Plan,
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update: Deputy City Attorney Michael Bostrom had no report.
- C. Other items of interest:

2. COMMISSION BUSINESS

- A. Advance Calendar – Cabildo planned absence on Jan. 23, 2014
- B. Commission Request:
- C. Minutes of Meeting – November 21, 2013

Motion:

To approve the Minutes of Meeting for November 21, 2013.

Moved: Choe
Seconded: Mack
Ayes: Ahn, Ambroz, Cabildo, Perlman, Segura, Dake-Wilson
Absent: Katz

Vote: 8 – 0

3. **PUBLIC COMMENT PERIOD**

No speakers.

4. **CPC-2012-1665-TDR-ZV-SPR**

CEQA: ENV-2012-1666-MND-REC2

Plan Area: Central City

Council District: 14 – Huizar

Expiration Date: 2-25-14

Appeal Status: Appealable to City Council

LIMITED PUBLIC HEARING – A public hearing was completed on June 17, 2013

Location:

Site A: 1308 S. FLOWER STREET, 516, 520, 524, 526, 530, 534 W. PICO BOULEVARD, legally described as Lots: FR 1, 2, 3, 4, 5; Block: B; and Tract: Cameron Tract.

Site B: 1306 S. HOPE STREET, 416, 418, 420, 422, 424, 426, 430, 432, 434 W. PICO BOULEVARD, legally described as Lots: FR 1, 2, 3, 4; Block: C; Tract: Cameron Tract.

Proposed Project:

The Project is located on two separate sites with two separate buildings with a total of 383,144 ~~approximately 377,840~~ square feet including 418 ~~410~~ apartments and 42,000 square feet (sf) of retail/commercial spaces on 1.86 acres. Site A consists of removal of the existing surface parking lot and construction of a seven-story, 88-foot ten-inch tall building (with architectural elements up to 91 feet), containing 249 ~~248~~ apartments and 28,800 sf of commercial space. Site B consists of removal of two one-story commercial buildings and a surface parking lot and construction of a seven-story, 88-foot ten-inch tall building (with architectural elements up to 91 feet), containing 169 ~~162~~ apartments and 13,200 sf of commercial space. Site A provides 116 residential parking spaces, 32 ~~29~~ commercial parking spaces and 154 covenanted parking spaces for a total of 302 ~~299~~ parking spaces. Site B provides 150 residential parking spaces and 15 ~~13~~ commercial parking spaces for a total of 165 ~~163~~ parking spaces. Sites A and B parking is located at-grade and within two subterranean parking levels contained within the building footprint. Vehicular access to parking areas is provided from the alley (Cameron Lane). Site A provides 21,799 ~~21,548~~ square feet of open space and Site B provides 14,454 ~~14,432~~ square feet of open space. The residential and pedestrian access is provided on Pico Boulevard. Site A is a 48,678-square-foot site classified in the [Q]R5-2D-O Zone and designated High Medium Residential. Site B is a 32,507-square-foot site classified in the C2-2D-O Zone and designated Community Commercial.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (**ENV-2012-1666-MND-REC2**) for the above referenced project.
2. Pursuant to Sections 14.5.6 and 14.5.8 through 14.5.12 of the Municipal Code, a Transfer of Floor Area Rights from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street, a City-owned property, to Site A (Receiver Site) for the approximate amount of 89,692 ~~86,466~~ square feet thereby allowing a 4.84:1 ~~4.78:1~~ FAR and 235,727 ~~232,501~~ square feet of floor area in lieu of a 3:1 FAR and 146,035 square feet of floor area.
3. Pursuant to Section 14.5.7 of the Municipal Code, a Floor Area Deviation to permit the increase of floor area of Site B by 49,893 ~~47,818~~ square feet thereby allowing a 4.53:1 ~~4.47:1~~ FAR and 147,414 ~~145,339~~ square feet of floor area in lieu of a 3:1 FAR and 97,521 square feet of floor area.
4. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 G.2 open space requirements to allow a 48 ~~20~~ percent reduction in open space on Site A (21,799 ~~21,548~~ square feet in lieu of 26,650 ~~26,800~~ square feet) and an ~~20~~ ~~18~~ percent reduction in open

- space on Site B (44,454 14,432 square feet in lieu of 48,450 17,600 square feet).
5. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 G.2(a)(3) to provide one tree per 15 dwelling units in lieu of one tree per four dwelling units for Site A (17 trees in lieu of 62 trees) and to provide one tree per 11 dwelling units in lieu of one tree per four dwelling units for Site B (16 trees in lieu of 42 trees).
 6. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 G.2(a)(3) to provide 16 percent landscaped common open space area in lieu of 25 percent for Site A (1,840 square feet in lieu of 2,827 square feet) and to provide 20 percent landscaped common open space area in lieu of 25 percent for Site B (1,546 square feet in lieu of 1,863 square feet).
 7. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 A.4(p) to reduce residential parking to permit 116 residential parking spaces in lieu of 273 266 residential parking spaces for Site A and to permit 150 residential parking spaces in lieu of 479 173 residential parking spaces for Site B.
 8. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 A.4(i) to reduce commercial parking to permit 32 commercial parking spaces for Site A in lieu of 29 commercial parking spaces and to permit 15 commercial parking spaces in lieu of 13 commercial parking spaces for Site B.
 9. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 A.5(c) to allow up to 74 85 percent (or 490 227 parking spaces) of 266 parking spaces to be compact in lieu of one standard space per unit.
 10. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 A.4 to allow parking spaces to be rented or sold separately from residential units.
 11. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review for a project that creates or results in an increase of 50 or more dwelling units.

Applicant: Simon Ha, Onyx East Apartments, LLC and Alpine Group, LLC
 Representative: Ryan Leaderman

Recommended Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code Adopt the proposed Mitigated Negative Declaration (**ENV-2012-1666-MND-REC2**) and associated Findings.
2. Recommend that the City Planning Commission Continue this case, CPC-2012-1665-TDR-ZV-SPR to January 23, 2014, after the Agency Board acts on the requested TFAR Transfer Plan and Public Benefit Payment, in order for the City Planning Commission to consider the requested Public Benefit Payment, TFAR Transfer Plan, and associated Findings.
3. Approve the requested Floor Area Deviation to permit the increase of floor area of Site B by 49,893 47,818 square feet thereby allowing a 4.53:1 4.47:1 FAR and 447,414 145,339 square feet of floor area in lieu of a 3:1 FAR and 97,521 square feet of floor area.
4. Approve the requested Variance from Section 12.21 G.2 of the LAMC to permit an 48 20 percent reduction in open space on Site A (24,799 21,548 square feet in lieu of 26,650 26,800 square feet) and an 20 18 percent reduction in open space on Site B (44,454 14,432 square feet in lieu of 48,450 17,600 square feet).
5. Approve the requested Variance from Section 12.21 A.4(p) of the LAMC to reduce residential parking to permit 116 residential parking spaces in lieu of 273 266 residential parking spaces for Site A and to permit 150 residential parking spaces in lieu of 479 173 residential parking spaces for Site B.
6. Approve the requested Variance from Section 12.21 A.5(c) of the LAMC to permit 408 114 of the proposed 249 248 dwelling units to have one compact parking space per unit in lieu of the minimum one standard parking space per unit for Site A and to allow 82 113 of the proposed 469 162 dwelling units to have one compact parking space per unit in lieu of the minimum one standard parking space per unit for Site B.

7. Approve the requested Site Plan Review for a project that creates a maximum ~~383,444~~ 377,840 square feet of development on two separate sites that total 1.86 acres including ~~418~~ 410 residential units and 42,000 square feet of retail/commercial uses.
8. Adopt the Findings.
9. Advise the applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices of Determination (NOD) filing.

Staff: Monique Acosta (213) 978-1173

Motion:

To approve the project per Planning staff's recommendations.

Moved: Perlman
Seconded: Dake-Wilson
Ayes: Ahn, Ambroz, Cabildo, Choe, Mack, Segura
Absent: Katz

Vote: 8 – 0

5. CPC-2013-739-CU-ZAA-F-SPR

CEQA: ENV-2013-740-MND

Plan Area: Westlake

Council District: 13 – O'Farrell

Expiration Date: 12-23-13

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on October 16, 2013

Location: 1539-1658 W. ROCKWOOD STREET
1525-1547 W. BEVERLY BOULEVARD

Proposed Project:

The proposed construction, use, and maintenance of a new two-story, with a basement level, (38-foot high), 28,485 square-foot public charter high school, containing 24 classrooms consisting of 16,800 square feet, 1,838 square feet of office/administrative space, a 649 square-foot faculty lounge, 1,472 square feet of gym/multi-purpose space, 7,832 square feet of common area/corridor space, 840 square feet of shaded lunch area, and located on a 1.22 acre (approximately 54,000 square feet) lot. The school will serve grades 9 through 12, serve a maximum enrollment of 600 students, and have a staff of 34, composed of teachers and administrative staff. The high school proposes 48 on-site, surface, automobile parking spaces and a total of 139 Short Term and 4 Long Term bicycle spaces. The school will operate Monday through Friday from 7:00 a.m. to 3:30 p.m. and will offer an after school program, from 3:30 p.m. to 6:30 p.m., for approximately 25% of the student body. Approximately 10 parent-teacher meetings (one each month) will occur throughout the school year. Special events such as parent-student conferences, committee meetings, and fundraisers, will occur at a maximum of 5 times per month, with no more than one event on a single day. Approximately twice a month, the school will offer limited educational activities (such as tutoring, enrichment classes and other learning activities) on Saturdays from 8:00 am to 12:00 noon for up to approximately 50% of the student body. Summer school classes will be offered from June through August.

The proposed high school, College Ready Academy High School #16, currently operates at 1575 W. 2nd Street, on the campus of Belmont High School, with approximately 263 students in grades 9 through 11. If approved, all operations of the charter school would be re-located to the subject project site.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-U,24, a Conditional Use to permit a public charter high school in the RD1.5-1-O and C2-1-O Zones.
2. Pursuant to LAMC Section 12.28-A, a Zoning Administrator's Adjustment to allow parking in the required front yard, in the RD1.5-1-O Zone.
3. Pursuant to LAMC Section 12.24-X,7, a Zoning Administrator's Determination to permit the construction, use, and maintenance of an over-in-height fence/wall of up to 8 feet within the required front, side, and rear yard, in the RD1.5-1-O Zone.
4. Pursuant to LAMC Section 16.05-C, Site Plan Review for a use which results in a net increase of 1,000 or more average daily trips.
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, a Mitigated Negative Declaration **ENV-2013-740-MND** and required findings for the above referenced project.

Applicant: Alliance College-Ready Public Schools
Representative: Michael Woodward

Recommended Actions:

1. Approve a Conditional Use to permit a public charter high school in the RD1.5-1-O and C2-1-O Zones.
2. Approve a Zoning Administrator's Adjustment to allow parking in the required front yard, in the RD1.5-1-O Zone.
3. Approve a Zoning Administrator's Determination to permit the construction, use, and maintenance of an over-in-height fence/wall of up to 8 feet within the required front, side, and rear yard, in the RD1.5-1-O Zone.
4. Approve Site Plan Review for a use which results in a net increase of 1,000 or more average daily trips.
5. Adopt the Findings.
6. Adopt the Mitigated Negative Declaration No. **ENV-2013-740-MND** for the above-referenced project.
7. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
8. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Jenna Monterrosa (213) 978-1377

Motion:

To approve the project per Planning staff's recommendations with additional conditions.

Moved: Choe
Seconded: Mack
Ayes: Ahn, Ambroz, Cabildo, Katz, Perlman, Segura, Dake-Wilson

Vote: 9 – 0

6. **CPC-2013-872-SPP-DB-DI**
CEQA: ENV-2013-873-MND
Plan Area: Central City West Specific Plan

Council District: 1 – Cedillo
Expiration Date: 12-12-13
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on September 27, 2013

Location: 1329-1419 W. 7TH STREET

Proposed Project:

The proposed project consists of a seven-story, 93-foot tall mixed-use commercial and residential building that contains 87 dwelling units and 900 square feet of ground floor neighborhood serving retail. The project provides 135 parking spaces at grade level and on the second story. The applicant proposes to utilize Los Angeles Municipal Code (LAMC) Section 12.22 A 25 (Density Bonus) to develop the site with 87 units, with a minimum of seven percent (5 units) of the base density designated as Very Low Income affordable units, which permits a density bonus of 25 percent.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, a Mitigated Negative Declaration (**ENV-2013-873-MND**) for the above referenced project.
2. Pursuant to Los Angeles Municipal Code Section (LAMC) 12.22-A, 25(d)(1), a Density Bonus to permit a 87-unit rental housing development, with 5 units (or 7%) restricted to Very Low Income Households and 82 market-rate units, and the utilization of Parking Option 1 to allow 118 residential parking spaces in lieu of 143, per Municipal Code Section 12.21-A.4.
 - a. Pursuant to Section LAMC 12.22 A 25(f)(4), an on-menu incentive to permit an increase in Floor Area Ratio not to exceed 3.7:1 in lieu of the otherwise allowable maximum of 3:1.
 - b. Pursuant to Section LAMC 12.22 A 25(g)(3), an off-menu incentive to permit 4,415 SF in lieu of 9,675 SF of open space, a 55% decrease from the Central City West Specific Plan (CCWSP), 15% decrease from LAMC requirement (includes 250 SF of private open space), as required by LAMC 12.21.G.2.
 - c. Pursuant to Section LAMC 12.22 A 25(g)(3), an off-menu incentive to permit a reduction of Common Open Space to 4,165 SF in lieu of 8,700 SF (53% decrease from CCWSP, 14% decrease from LAMC requirement), as required by LAMC 12.21.G.2.
 - d. Pursuant to Section LAMC 12.22 A 25(g)(3), an off-menu incentive to permit a reduction in off-site trees to allow more than 50% of the required 87 trees to be planted offsite (61 trees instead of 44 trees, 69% planted off-site) as required by CCWSP Section 8.D.1.C & Appendix D.
 - e. Pursuant to Section LAMC 12.22 A 25(g)(3), an off-menu incentive to permit a reduction of Side Yard Setback for the second floor garage to allow 6 foot setback in lieu of 9 foot setback on the west side (33% reduction), and 0 foot setback in lieu of 9 foot on the east side (100% reduction) as required by CCWSP Section 6.F.6.
 - f. Pursuant to Section LAMC 12.22 A 25(g)(3), an off-menu incentive to permit a reduction in Retail Frontage to allow 28% of frontage in lieu of 75% of frontage as required by CCWSP Section 6.G.4.
 - g. Pursuant to Section LAMC 12.22 A 25(g)(3), an off-menu incentive to permit a reduction in Retail Depth to allow a 15 foot depth in lieu of a 50 foot depth as required by CCWSP Section 4, Ground Floor definition.
 - h. Pursuant to Section LAMC 12.22 A 25(g)(3), an off-menu incentive to permit 5-foot dedication along 7th Street without roadway and sidewalk widening improvements.

- i. Pursuant to Section LAMC 12.22 A 25(g)(3), an off-menu incentive to permit elimination of Loading Space for commercial and residential use, as required by CCWSP Section F.6, referencing LAMC 12.14.
- j. Pursuant to Section LAMC 12.22 A 25(g)(3), an off-menu incentive to permit a reduction of vehicle reservoir space between property line and security gate from 40 feet to 38 feet, per Department of Transportation requirements.
- 3. Pursuant to LAMC Section 11.5.7.C, a Project Permit Compliance for the Central City West Specific Plan.
- 4. Pursuant to LAMC Section 12.31, a Director's Interpretation of Central City West Specific Plan Section 8(a) Stepback Volume Calculation, to allow the calculation of stepback requirements through a sum of the volume of stepbacks along West 7th Street above 45 feet, in lieu of a minimum linear stepback number.

Applicant: Steve Erdman, 7th Street Property Investors, LLC
 Representative: Sheri Bonstelle, Jeffer Mangels Butler Mitchell, LLP

Recommended Actions:

- 1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Do Not Adopt the Mitigated Negative Declaration (**ENV-2013-873-MND**) for the above referenced project.
- 2. Deny without Prejudice a Density Bonus Pursuant to Los Angeles Municipal Code Section (LAMC) 12.22-A, 25(d)(1), to permit a 87-unit rental housing development, with 5 units (or 7%) restricted to Very Low Income Households and 82 market-rate units, and the utilization of Parking Option 1 to allow 118 residential parking spaces in lieu of 143, per Municipal Code Section 12.21-A,4.
 - a. Deny without Prejudice an on-menu incentive to permit an increase in Floor Area Ratio not to exceed 3.7:1 in lieu of the otherwise allowable maximum of 3:1.
 - b. Deny without Prejudice an off-menu incentive to permit 4,415 SF in lieu of 9,675 SF of open space, a 55% decrease from the CCWSP, 15% decrease from LAMC requirement. (includes 250 SF of private open space), as required by LAMC 12.21.G.2.
 - c. Deny without Prejudice an off-menu incentive to permit a reduction of Common Open Space to 4,165 SF in lieu of 8,700 SF (53% decrease from CCWSP, 14% decrease from LAMC requirement), as required by LAMC 12.21.G.2.
 - d. Deny without Prejudice an off-menu incentive to permit a reduction in off-site trees to allow more than 50% of the required 87 trees to be planted offsite (61 trees instead of 44 trees, 69% planted off-site) as required by CCWSP Section 8.D.1.C & Appendix D.
 - e. Deny without Prejudice an off-menu incentive to permit a reduction of Side Yard Setback for the second floor garage to allow 6 foot setback in lieu of 9 foot setback on the west side (33% reduction), and 0 foot setback in lieu of 9 foot on the east side (100% reduction) as required by CCWSP Section 6.F.6.
 - f. Deny without Prejudice an off-menu incentive to permit a reduction in Retail Frontage to allow 28% of frontage in lieu of 75% of frontage as required by CCWSP Section 6.G.4.
 - g. Deny without Prejudice an off-menu incentive to permit a reduction in Retail Depth to allow a 15 foot depth in lieu of a 50 foot depth as required by CCWSP Section 4, Ground Floor definition.
 - h. Deny without Prejudice an off-menu incentive to permit 5-foot dedication along 7th Street without roadway and sidewalk widening improvements.
 - i. Deny without Prejudice an off-menu incentive to permit elimination of Loading Space for commercial and residential use, as required by CCWSP Section F.6, referencing LAMC 12.14.
 - j. Deny without Prejudice an off-menu incentive to permit a reduction of vehicle reservoir space between property line and security gate from 40 feet to 38 feet.
- 3. Deny the requested Project Permit Compliance Pursuant to LAMC Section 11.5.7.C, for the Central City West Specific Plan.

4. Deny without Prejudice the requested Director's Interpretation, Pursuant to LAMC Section 11.5.7, of Central City West Specific Plan Section 8(a) Stepback Volume Calculation, to allow the calculation of stepback requirements through a sum of the volume of stepbacks along West 7th Street above 45 feet, in lieu of a minimum linear stepback number.

Staff: Michelle Singh (213) 978-1166

Motion:

To continue the matter to the January 23, 2014 City Planning Commission meeting.

Moved: Dake-Wilson

Seconded: Mack

Ayes: Ahn, Ambroz, Cabildo, Choe, Perlman, Segura

Absent: Katz

Vote: 8 – 0

7. TT-72286-CN-1A

CEQA: ENV-2013-1230-MND

Plan Area: Palms-Mar Vista-Del Rey

Related Case: DIR-2013-1229-DB-SPR-1A

Council District: 11 – Bonin

Expiration Date: 12-24-13

Appeal Status: Appealable to
City Council

PUBLIC HEARING

Location: 4210 S. DEL REY AVENUE

Proposed Project:

The proposed project involves the construction of a new 68-unit residential condominium with 1,800 square feet of commercial space on a 41,110 square-foot lot. The project will have 118 residential parking spaces and 68 long term bicycle parking spaces. The proposed height of the building is 66 feet with a 10-foot front yard setback, 15-foot rear yard setback, and 8-foot side yard setbacks.

Requested Actions:

Appeals of the Deputy Advisory Agency's approval of Tentative Tract Map No. 72286-CN for a maximum 68 residential condominium units and 1,800 square feet of commercial space including 6-units set-aside for very low-income in the Palms-Mar Vista-Del Rey Community Plan. Consideration of Mitigated Negative Declaration No. **ENV-2013-1230-MND**.

Applicant: Ken Kahen, D1 Living, LLC
Representative: Eric Lieberman, QES, Inc.

Appellant 1: Dale Bolen
Appellant 2: Mitchell Snary
Appellant 3: Michelle Black, Douglas Carstens

Recommended Actions:

1. Deny the appeals.
2. Sustain the Deputy Advisory Agency's approval of Tentative Tract Map No. 72286-CN for a maximum 68 residential condominium units and 1,800 square feet of commercial space including

- 6-units set-aside for very low-income in the Palms-Mar Vista-Del Rey Community Plan.
3. Adopt Mitigated Negative Declaration No. **ENV-2013-1230-MND**.

Staff: Nicholas Hendricks (818) 374-5046

Motion:

To Deny the appeals and sustain the Deputy Advisory Agency's approval of Tentative Map No 72286-CN.

Moved: Perlman
Seconded: Cabildo
Ayes: Ahn, Ambroz, Choe, Katz, Mack, Segura, Dake-Wilson

Vote: 9 – 0

8. **DIR-2013-1229-DB-SPR-1A** Council District: 11 – Bonin
CEQA: ENV-2013-1230-MND Expiration Date: 12-24-13
Plan Area: Palms-Mar Vista-Del Rey Appeal Status: Not further appealable
Related Case: TT-72286-CN-1A

PUBLIC HEARING

Location: 4210 S. DEL REY AVENUE

Proposed Project:

The proposed project involves the construction of a new 68-unit residential condominium with 1,800 square feet of commercial space on a 41,110 square-foot lot. The project will have 118 residential parking spaces and 68 long term bicycle parking spaces. The proposed height of the building is 66 feet with a 10-foot front yard setback, 15-foot rear yard setback, and 8-foot side yard setbacks.

Requested Actions:

Appeals of the Director of Planning's approvals of a Density Bonus Compliance Review to permit a 68-unit residential condominium development, with 6 units restricted for Very Low Income Households; and a Site Plan Review for the construction, use and maintenance of a new five-story, mixed-use project consisting of 68 residential condominium units and 1,800 square feet of commercial space in the CM(GM)-2D-CA Zone. Consideration of Mitigated Negative Declaration No. **ENV-2013-1230-MND**.

Applicant: Ken Kahen, D1 Living, LLC
Representative: Eric Lieberman, QES, Inc.

Appellant 1: Dale Bolen
Appellant 2: Mitchell Snary
Appellant 3: Michelle Black, Douglas Carstens

Recommended Actions:

1. Deny the appeals.
2. Sustain the Director of Planning's approvals of a Density Bonus Compliance Review to permit a 68-unit residential condominium development, with 6 units restricted for Very Low Income Households; and a Site Plan Review for the construction, use and maintenance of a new five-story,

mixed-use project consisting of 68 residential condominium units and 1,800 square feet of commercial space in the CM(GM)-2D-CA Zone.

3. Adopt Mitigated Negative Declaration No. **ENV-2013-1230-MND**.

Staff: Nicholas Hendricks (818) 374-5046

Motion:

To Deny the appeals and sustain the Director of Planning's approval of a Density Bonus Compliance Review.

Moved: Perlman

Seconded: Cabildo

Ayes: Ahn, Ambroz, Choe, Katz, Mack, Segura, Dake-Wilson

Vote: 9 – 0

9. **CPC-2011-927-GPA-ZC-HD-SP-CA-M1**

CEQA: ENV-2009-271-EIR, SCH#2009011101

Plan Areas: South, Southeast Los Angeles

Council District: 9 – Price

Expiration Date: N/A

Appeal Status: N/A

PUBLIC HEARING – Completed on November 5, 2013

Location:

UNIVERSITY OF SOUTHERN CALIFORNIA

UNIVERSITY PARK CAMPUS SPECIFIC PLAN (All subareas)

Proposed Project:

The adoption of Design Guidelines and Concept Streetscape Plan for Jefferson Boulevard (also known as Appendix A and Appendix B of the University of Southern California University Park Campus Specific Plan) is being proposed in fulfillment of the requirements of the USC University Park Campus Specific Plan and Development Agreement which were adopted by the City Council on December 11, 2012 and became effective on January 23, 2013 (Ordinance numbers 182343 and 182344, respectively).

Requested Actions:

1. Pursuant to Article 1, Chapter 1, Sections 11.5.4 and 11.5.7 of the LAMC, the adoption of Urban Design Guidelines for the USC University Park Campus Specific Plan.
2. Pursuant to Article 1, Chapter 1, Sections 11.5.4 and 11.5.7 of the LAMC, the adoption of the Jefferson Boulevard Concept Streetscape Plan (Appendix B of the USC University Park Specific Plan) which will become the official street standard for that portion of W. Jefferson Boulevard designated as a Modified Secondary Highway between Vermont Avenue and Flower Street.
3. Find that the Environmental Impact Report **ENV-2009-271-EIR**, SCH No. 2009011101 and related Environmental Findings and Statement of Overriding Considerations, previously certified by the City Council in connection with the adoption of the Specific Plan ordinance, are adequate environmental clearance for this action.

Applicant:

City of Los Angeles, University of Southern California

Recommended Actions:

1. Adopt the Urban Design Guidelines as Appendix A of the USC University Park Specific Plan.

2. Adopt the Jefferson Boulevard Concept Streetscape Plan (Appendix B of the USC University Park Specific Plan) which will become the official street standard for that portion of W. Jefferson Boulevard designated as a Modified Secondary Highway between Vermont Avenue and Flower Street.
3. Find that the Environmental Impact Report **ENV-2009-271-EIR**, SCH No. 2009011101 and related Environmental Findings and Statement of Overriding Considerations, previously certified by the City Council in connection with the adoption of the Specific Plan ordinance, are adequate environmental clearance for this action.

Staff: Michelle Levy (213) 978-1198

Motion:

To approve the project as recommended by Planning staff with modified language and technical corrections.

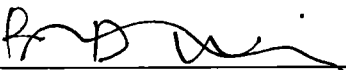
Moved: Perlman

Seconded: Mack

Ayes: Ahn, Ambroz, Cabildo, Choe, Katz, Segura, Dake-Wilson

Vote: 9 – 0

There being no further business to come before the City Planning Commission, the Regular Meeting adjourned at 2:15 p.m.



Renee Dake Wilson, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: 12/19/13