

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 23, 2014, after 8:30 a.m.
VAN NUYS CITY HALL, COUNCIL CHAMBER 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

Renee Dake Wilson, AIA, President
Dana Perlman, Vice President
Robert L. Ahn, Commissioner
David H. Ambroz, Commissioner
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Marta Segura, Commissioner

Michael J. LoGrande, Director
Alan Bell, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Eva Yuan-McDaniel, Deputy Director

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 4 and 7.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

The Commission has adopted rules regarding written submissions to ensure that it has reasonable and appropriate opportunity to review your materials. The mailing and email addresses, deadlines, page limits, and required numbers of copies for your advance submissions may be found under "Forms and Instructions". Day of hearing submissions (15 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less. Non-complying materials will NOT be distributed to the Commission.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch. TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at CPC@lacity.org.

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 agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. **If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet at www.planning.lacity.org. Click the Meetings and Hearings" link. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports: Sierra Canyon Equestrian Crossing Update
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update
- C. Other items of interest

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Request
- C. Minutes of Meeting – December 19, 2013

3. PUBLIC COMMENT PERIOD

The Commission shall provide an opportunity in open meetings for the public to address it, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. (This requirement is in addition to any other hearing required or imposed by law.)

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-PUBLIC HEARING ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to five (5) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

4. [CPC-2012-1665-TDR-ZV-SPR](#)
CEQA: ENV-2012-1666-MND-REC2
Plan Area: Central City

Council District: 14 – Huizar
Expiration Date: 3-22-14
Appeal Status: Appealable to City
Council

LIMITED PUBLIC HEARING – Continued from October 24, 2013 and December 12, 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 approximately 377,840 square feet including 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 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 162 apartments and 13,200 sf of commercial space. Site A provides 116 residential parking spaces, 29 commercial parking spaces and 154 covenanted parking spaces for a total of 299 parking spaces. Site B provides 150 residential parking spaces and 13 commercial parking spaces for a total of 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 21,548 square feet of open space and Site B provides 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. Consideration of Mitigated Negative Declaration No. **ENV-2012-1666-MND-REC2**, as adequate environmental clearance.
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 86,466 square feet thereby allowing a 4.78:1 FAR and 232,501 square feet of floor area in lieu of a 3:1 FAR and 146,035 square feet of floor area.

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

Recommended Actions:

1. Find that the previously adopted Mitigated Negative Declaration No. **ENV-2012-1666-MND-REC2** is adequate environmental clearance.

2. Approve, and recommend the City Council adopt, the requested 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 86,466 square feet thereby allowing a 4.78:1 FAR and 232,501 square feet of floor area in lieu of a 3:1 FAR and 146,035 square feet of floor area.

Staff: Monique Acosta (213) 978-1173

5. [CPC-2013-1151-CU-ZV-ZAA](#)

CEQA: ENV-2013-1152-MND

Plan Area: Mission Hills-Panorama City-North Hills

Council District: 12 – Englander

Expiration Date: 1-23-14

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on November 25, 2013

Location: 16617 W. PARTHENIA STREET, 8741 N. HAYVENHURST AVENUE

Proposed Project:

Continued use and maintenance of an existing private nursery and elementary school (grades K-8) having a maximum enrollment of 660 students (180 preschool and 480 elementary students), with 13,018 square feet of school facilities, composed of 25 classrooms, administrative offices, and a cafeteria, providing 117 parking spaces, on a 4-acre site. Two existing signs, a 25 square-foot, 16-foot tall pole sign, and a 60 square-foot wall sign, provide school identification. The project includes the removal of 8 trailers that include 16 classrooms (11,520 square feet), and new construction of 49,270 square feet of floor area proposed in three phases, consisting of two classroom buildings containing 20 new elementary school classrooms, an administration building, and a gymnasium, as well as the installation of a new 14.25-foot tall illuminated pole sign with an electronic message display 50 square feet of area on each side.

Faculty and administrators will remain at 46 full-time staff and 6 part-time staff. The applicant wishes to retain their existing hours of operation of 7:00 a.m. to 9:30 p.m. Monday through Friday, and 9:00 a.m. to 6:30 p.m. Saturday and Sunday. School related activities, including parent/teacher conferences, bake sales, after school daycare, open house, back to school, parent committees, and sports activities, will occur within these hours. Other special events (holiday events and fundraisers), which include approximately 23 of the 27 special events, could exceed these hours.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of Mitigated Negative Declaration No. **ENV-2013-1152-MND** for the above referenced project.
2. Pursuant to Section 12.24-U,24 of the Municipal Code, a Conditional Use Permit for the continued use, expansion, and maintenance of an existing private school (grades K-8) in the RA Zone.
3. Pursuant to Section 12.24-W,51 of the Municipal Code, a Conditional Use Permit for the continued use, expansion, and maintenance of an existing private nursery school in the RA Zone.
4. Pursuant to Section 12.28 of the Municipal Code, an Adjustment from the following:
 - a) Section 12.21-C,1(g), to permit a hedge (or similar landscape screen) of a maximum height of 10 feet within the required rear yard and westerly side yards in lieu of the 8-foot maximum permitted;
 - b) Section 12.07-C,3, to permit a rear yard minimum width of 15 feet in lieu of the 25 feet required.
5. Pursuant to Section 12.27 of the Municipal Code, a Zone Variance from Section 12.21-A,7(h) to permit an existing pole sign, an existing wall sign, and a new illuminated pole sign with an

electronic message display in conjunction with an existing school use in the R Zone with individual signs in excess of 20 square feet, and a total sign area in excess of the 30 square-foot maximum.

Applicant: Holy Martyrs Marie Cabayan Elementary School
Representative: Joseph Bernstein, Brad Rosenheim & Associates

Recommended Actions:

1. Adopt Mitigated Negative Declaration No. **ENV-2013-1152-MND**.
2. Approve a Conditional Use Permit for the continued use, expansion, and maintenance of an existing private school (grades K-8) in the RA Zone, with the attached conditions of approval;
3. Approve a Conditional Use Permit for the continued use, expansion, and maintenance of an existing private nursery school in the RA Zone.
4. Approve an Adjustment to permit a hedge (or similar landscape screen) of a maximum height of 10 feet within the required rear yard and westerly side yards in lieu of the 8-foot maximum permitted, and a rear yard minimum width of 15 feet in lieu of the 25 feet required.
5. Approve a Zone Variance to permit an existing pole sign, an existing wall sign, and a new illuminated pole sign with an electronic message display in conjunction with an existing school use in the R Zone with individual signs in excess of 20 square feet, and a total sign area in excess of the 30 square-foot maximum.
6. Adopt the Findings.
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.

Staff: Priya Mehendale (818) 374-5060

6. **CPC-2013-1495-CU** Council District: 7 – Fuentes
CEQA: ENV-2013-1496-MND Expiration Date: 1-23-14
Plan Area: Sylmar Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on December 3, 2013

Location: 13351-13377 N. GLENOAKS BOULEVARD

Proposed Project:

The construction, use and maintenance of two new high school buildings, two new lunch shelter areas, a new basketball court, and new parking areas for visitors/staff at an existing public charter school campus located in the RA-1-K Zone. The proposed high school buildings will each be 2-story, approximately 38 feet in height, consisting of approximately 27,354 square feet each, having a total combined floor area of 54,708 square feet. The proposal includes two lunch shelter areas: one located between the two high school buildings consisting of 1,600 square feet and the other located adjacent to the middle school consisting of 2,000 square feet. The public charter school campus (inclusive of the proposed high schools and 52,464 square-foot middle school) proposes 203 on-site, surface, automobile parking spaces (165 parking spaces for staff members and 38 parking spaces for visitors) and a total of 12 short term bicycle spaces and 30 long term bicycle spaces. The campus will serve grades 6-12, have a maximum capacity of 1,250 students, and a staff of 95, composed of teachers and administrative staff.

The school's instructional hours will be Monday through Friday from 8:00 a.m. to 3:45 p.m., and an extended day program which runs from 3:30 p.m. to 6:30 p.m. for approximately 70% of the student

body. Approximately 30 family/parent-teacher meetings (one each month for each school) will occur throughout the school year. Summer school classes will be offered from June through August. The summer school's instructional hours will be Monday through Friday from 8:30 a.m. to 3:30 p.m.

The applicant, PUC Valley Campus, currently operates three school sites at: Triumph Charter Academy (14600 Tyler Street, Sylmar, CA), Lakeview Charter High School (919 8th Street, San Fernando, CA), and Triumph Charter High School (9171 Telfair Avenue, Sun Valley, CA) with approximately 1,000 students in grades 6 and 12. If approved, the charter school operations would be re-located to the subject project site. The proposed project involves the demolition of three existing buildings and an existing parking lot. The middle school is currently under construction, in a 2-story building, measuring approximately 41 feet 7-inches in height and was previously approved under CPC Case No. 2001-5575(CU).

Requested Actions:

1. Pursuant to Section 12.24-U,24(b) and 12.24-C, of the Los Angeles Municipal Code, a Conditional Use to permit a public charter school campus in the RA-1-K Zone.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of Mitigated Negative Declaration No. **ENV-2013-1496-MND** for the above referenced project.

Applicant: Partnerships to Uplift Communities, PUC
Representative: Greg Brendel

Recommended Actions:

1. Approve a Conditional Use to permit a public charter school campus in the RA-1-K Zone.
2. Adopt the Findings.
3. Adopt Mitigated Negative Declaration No. **ENV-2013-1496-MND** for the above-referenced project.
4. 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.
5. 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: Vanessa Soto (213) 978-1349

7. [DIR-2012-2226-DB-1A](#)
CEQA: ENV-2012-2227-MND
Plan Area: West Los Angeles

Council District: 11 – Bonin
Expiration Date: 2-3-14
Appeal Status: Not further
appealable

PUBLIC HEARING

Location: 1836 – 1854 COLBY AVENUE

Proposed Project:

A Density Bonus Incentives Approval for the construction of a four-story, 45-feet in height, multiple-family residential building comprised of 49 dwelling units over one level of subterranean parking with 98 parking spaces, in exchange for setting aside four units for Very-Low Income Households. The Incentives include a 20 percent reduction in the front yard setback reducing it from the required 15 feet to 12 feet and a 10 percent increase in the maximum allowable Floor Area Ratio (FAR) in the R3-1 zone from 3:1 to a maximum FAR of 3.3:1.

Requested Actions:

An appeal of the Director of Planning's Conditional Approval of Density Bonus Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25. An appeal of the Director of Planning's adoption of Mitigated Negative Declaration No. ENV-2012-2227-MND, as the project's environmental clearance. Consideration of Mitigated Negative Declaration No. **ENV-2012-2227-MND**.

Applicant: Isaac Cohanzad, 1836 Colby, LLC
Appellant: Tony Tran, L'Atrium Homeowners Association

Recommended Actions:

1. Deny the appeal of the Director of Planning's conditional approval of two on-menu Density Bonus Incentives.
2. Deny the appeal of the Director of Planning's adoption of Mitigated Negative Declaration No. **ENV-2012-2227-MND**.
3. Sustain the Determination of the Director of Planning conditionally approving two Density Bonus Incentives for the new construction of a four-story, 45-feet in height building comprised of 49 dwelling units over one subterranean parking level with 98 parking spaces and reserving four units for Very Low Income households, with the following revisions:
 - a. Approval of the Floor Area Ratio Increase Incentive shall not include references to specific maximum allowable square footage of floor area and such reference is deleted from condition no. 4.
 - b. Finding 1 shall be deleted as a finding and shall be placed under "Background" as a discussion of eligibility for on-menu density bonus incentives.
 - c. Finding 2 shall become Finding 1 and shall be modified per page F-1 of the staff report.
 - d. The plans, elevations and renderings shall be revised to be consistent with the elevations on pages A9 and A10 of Exhibit D of the staff report.
4. Adopt Mitigated Negative Declaration No. **ENV-2012-2227-MND**.

Staff: Naomi Guth (213) 978-1171

8. [DIR-2013-2447-DB-1A](#) Council District: 11 – Bonin
CEQA: ENV-2013-2448-MND Expiration Date: 1-25-14
Plan Area: Palms-Mar Vista-Del Rey Appeal Status: Not further appealable

PUBLIC HEARING

Location: 12770 W. CASWELL AVENUE

Proposed Project:

Construction of an 11 unit, 45-foot high four story apartment building. In exchange for reserving one of the by-right 9 dwelling units for Very Low Income households for a period of 30 years, the applicant was granted a by-right density bonus of two units. In addition, the applicant requested the following two incentives: (1) a 20 percent decrease in the required northeasterly side yard, from seven feet to five feet, eight inches; and (2) a 20 percent reduction in the amount of open space required.

Requested Actions:

An appeal of the Director of Planning's Determination approving the following two Density Bonus incentives: a reduced northeasterly side yard and a reduction in the amount of open space required. In addition, the appellant is appealing the calculation of the required parking and the design of the project. Consideration of Mitigated Negative Declaration No. **ENV-2013-2448-MND**.

Applicant: 12770 Caswell, LLC
Appellant: Anthony Hunter

Recommended Actions:

1. Deny the appeal.
2. Sustain the Determination of the Director of Planning approving the two Density Bonus incentives granted to the applicant in exchange for reserving one of the units for Very Low Income households for a period of 30 years and a 20% decrease in the required northeasterly side yard, from seven feet to five feet, eight inches and a 20 percent reduction in the amount of open space required.
3. Adopt the clarifying language, revised Findings and revised Conditions of approval in Exhibit A1 of the staff report.
4. Adopt Mitigated Negative Declaration No. **ENV-2013-2448-MND**, as the environmental clearance for the project pursuant to the California Environmental Quality Act and Section 21082.1(C)(3) of the California Public Resources Code.

Staff: Greg Shoop (213) 978-1243

9. **CPC-2013-872-SPP-DB-DI** Council District: 1 – Cedillo
CEQA: ENV-2013-873-MND Expiration Date: 1-23-14
Plan Area: Central City West Specific Plan Appeal Status: Appealable to City Council

PUBLIC HEARING

Location: 1329-1419 W. 7TH STREET

Proposed Project:

The proposed project includes a seven-story mixed use, 93-foot high building with 87 multi-family residential units and approximately ~~900~~ 1,500 square feet of commercial floor area. The 87 residential units will include ~~82~~ 80 market rate units and ~~5~~ 7 units reserved for very low income households. The Project is a density bonus project with a base density of 69 units that qualifies for a ~~25~~ 32.5 percent density bonus up to ~~87~~ 91 units, because ~~7~~ 10 percent of the units (~~5~~ 7 units) are affordable to very low income households. The parking includes ~~435~~ 119 parking spaces (~~2~~ 3 retail spaces, ~~433~~ 116 residential spaces) on two levels, one level of which is accessed directly from 7th Street, and one level of which is accessed directly from the rear alley, due to a 12 foot separation in grade between 7th Street and the alley. The total floor area of the Project is approximately ~~94,300~~ 94,900 square feet (~~900~~ 1,500 square feet retail, 93,400 square feet residential). The project provides ~~4,415~~ 8,515 square feet of total open space, of which 4,165 square feet is common open space, including an approximately 1,003 square foot gym, 1,200 square foot recreation room, and 1,962 square foot recreation deck on the third level, and 4,535 square feet of private open space in balconies.

The property includes one parcel with 10 to 15 percent slope and a combined area of approximately 27,629 gross square feet. The lot is currently vacant. There is a frontage of approximately 245 feet along the north side of 7th Street with an alley to the rear of approximately 18 feet in width. The site is located between Valencia Street and Witmer Street. The property is located in the Westlake Community Plan. The existing zoning is C2(CW) with a land use designation of Community Commercial and the property is located within the South Sub-Area, Wilshire Corridor District of the Central City West Specific Plan (CCWSP) area and a Los Angeles State Enterprise Zone. The property fronts West 7th Street. West 7th Street is a designated Modified Secondary Highway with a 90-foot right-of-way and a required 5-foot dedication along the property frontage.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code. Consideration of Mitigated Negative Declaration No. **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 an 87-unit rental housing development, with ~~5 units (or 7%)~~ 7 units (or 10%) restricted to Very Low Income Households and ~~82~~ 80 market-rate units, and the utilization of Parking Option 1 to allow 116 residential parking spaces in lieu of the 145 required 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 CCWSP, 15% decrease from LAMC requirement. (includes 250 sf of private open space). (relief from LAMC § 12.21.G.2) (LAMC § 12.22.A.25(f)(6))~~
 - b. Pursuant to Section LAMC 12.22 A25 (f)(6), an on-menu incentive to permit a 12% reduction in the required open space, allowing 8,515 sf in lieu of 9,675 sf as required by the CCWSP Section 8.D.1 & Appendix D Urban Design Guidelines.
 - 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.~~
 - c. Pursuant to Section LAMC 12.22 A 25(g)(3), an off-menu incentive to permit 4,535 sf of Private Open Space (in addition to 4,165 sf of common open space) to count towards the Common Open Space requirement of 8,700 sf, as required by CCWSP Appendix D Section C.1(a).
 - 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).~~
 - d. 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 a 6 foot setback in lieu of a 9 foot setback on the west side (33% reduction on the 2nd floor only), and ~~0 foot setback in lieu of 9 foot on the east side (100% reduction)~~ as required by CCWSP Section 6.F.6.
 - e. Pursuant to Section LAMC 12.22 A 25(f)(4), an off-menu incentive to permit a reduction of Side Yard Setback for the second floor garage to allow a 0 foot setback in lieu of a 9 foot on the east side (100% reduction on the 2nd floor only), 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 30% 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 25 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.~~
 - h. Pursuant to Section LAMC 12.22 A 25(g)(3), an off-menu incentive to permit the calculation of the Stepback Volume Calculation through a sum of the volume of stepbacks

along West 7th Street above 45 feet, in lieu of a minimum linear stepback number as required by the CCWSP Section 8(a).

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: Jeffer, Mangels, Butler, Mitchell, LLP

Recommended Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt Mitigated Negative Declaration No. **ENV-2013-873-MND** for the above referenced project.
2. ~~Deny without Prejudice~~ Approve pursuant to Los Angeles Municipal Code Section (LAMC) 12.22-A, 25(d)(1), a Density Bonus to permit an 87-unit rental housing development, with ~~5 units (or 7%)~~ 7 units (or 10%) restricted to Very Low Income Households and ~~82~~ 80 market-rate units, and the utilization of Parking Option 1 to allow 116 residential parking spaces in lieu of the 145 required per Municipal Code Section 12.21-A,4.
 - a. ~~Deny without Prejudice~~ Approve 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. Approve pursuant to Section LAMC 12.22 A25 (f)(6), an on-menu incentive to permit a 12% reduction in the required open space, allowing 8,515 sf in lieu of 9,675 sf as required by the CCWSP Section 8.D.1 & Appendix D Urban Design Guidelines.
 - c. Approve pursuant to Section LAMC 12.22 A 25(g)(3), an off-menu incentive to permit 4,535 sf of Private Open Space (in addition to 4,165 sf of common open space) to count towards the Common Open Space requirement of 8,700 sf, as required by CCWSP Appendix D Section C.1(a).
 - d. ~~Deny without Prejudice~~ Approve 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 a 6 foot setback in lieu of a 9 foot setback on the west side (33% reduction on the 2nd floor only) required by CCWSP Section 6.F.6.
 - e. Approve 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 a 0 foot setback in lieu of a 9 foot on the east side (100% reduction on the 2nd floor only), as required by CCWSP Section 6.F.6.
 - f. ~~Deny without Prejudice~~ Approve pursuant to Section LAMC 12.22 A 25(g)(3), an off-menu incentive to permit a reduction in Retail Frontage to allow 30% of frontage in lieu of 75% of frontage as required by CCWSP Section 6.G.4.
 - g. ~~Deny without Prejudice~~ Approve pursuant to Section LAMC 12.22 A 25(g)(3), an off-menu incentive to permit a reduction in Retail Depth to allow a 25 foot depth in lieu of a 50 foot depth as required by CCWSP Section 4, Ground Floor definition
 - h. Approve pursuant to Section LAMC 12.22 A 25(g)(3), an off-menu incentive to permit the calculation of the Stepback Volume Calculation through a sum of the volume of stepbacks along West 7th Street above 45 feet, in lieu of a minimum linear stepback number as required by the CCWSP Section 8(a).
3. Approve the requested Project Permit Compliance Pursuant to LAMC Section 11.5.7.C, for the Central City West Specific Plan.

Staff: Michelle Singh (213) 978-1166

The next scheduled regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, February 13, 2014**

**City Hall
Public Works Board Room
200 N. Spring Street Room 350
Los Angeles, CA 90012**

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