

**CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, FEBRUARY 13, 2014, after 8:30 a.m.  
CITY HALL - PUBLIC WORKS BOARD ROOM 350  
200 N. SPRING STREET, LOS ANGELES, CA 90012**

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, 5 and 6.**

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](mailto: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 agenzied 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](http://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: Signage and Billboards
  - 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 – January 23, 2014

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

Council District: 11 – Bonin  
Expiration Date: 2-13-14  
Appeal Status: Not further  
appealable

**PUBLIC HEARING – CONTINUED FROM JANUARY 23, 2014**

**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 are revised per Exhibit D of the staff report.
4. Adopt Mitigated Negative Declaration No. **ENV-2012-2227-MND**.

**Staff:** Naomi Guth (213) 978-1171

5. [DIR-2012-1112-DB-1A](#)  
CEQA: ENV-2012-1111-MND-REC1  
Plan Area: Brentwood-Pacific Palisades  
Related Case: VTT-71898-CN-1A

Council District: 11 – Bonin  
Expiration Date: 3-13-14  
Appeal Status: Not further  
appealable

**PUBLIC HEARING**  
***REQUEST FOR CONTINUANCE***

**Location:** 11965 W. MONTANA AVENUE

**Proposed Project:**

Approval of two Density Bonus Incentives for the construction of a six (6)-story, 49-unit condominium building over a two-level, (street level and subterranean garage) with 105 parking spaces on a 29,453 square-foot (gross) property located on the north side of Montana Avenue.

The applicant is seeking approval of two (2) Density Bonus Incentives as provided by the Los Angeles Municipal Code (LAMC) Section 12.22 A. 25 (e) for a project that sets aside four (4) required affordable dwelling units. The two incentives are: a 35 percent increase of the maximum permitted floor area ratio (FAR) from required 3:1 to 4.05:1 as defined by Section 12.21.1 A. of the LAMC, and a 22 percent increase in the height requirement, allowing 56 feet in height building envelope at its highest point, and 68 feet maximum height to accommodate the sloping terrain of the project site, as permitted pursuant to Section 12.21.1 B. 2 in lieu of the normally permitted 45 feet.

**Requested Actions:**

An Appeal of the entire action of the Director of Planning's approval of two (2) incentives requested by the applicant for a project totaling 49 dwelling units and reserving at least four (4) dwelling units for Very-Low Income Household Occupancy for a period of 30 years. Consideration of the appeal of Mitigated Negative Declaration No. **ENV-2012-111-MND-REC1** as issued for the subject project.

**Applicant:** Montana Bundy, LLC  
Rep.: Tala Associates

**Appellant:** Daniel Gryczman

**Recommended Actions:**

1. **Deny** the appeal.
2. **Sustain** the action of the Director of Planning in approving the two Density Bonus incentives granted to the applicant in exchange for reserving four of the units for Very Low Income Households for a period of 30 years.
3. **Adopt** the revised Findings.
4. **Adopt** Mitigated Negative Declaration, **ENV-2012-1111-MND-REC1**, 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

6. **VTT-71898-CN-1A**

CEQA: ENV-2012-1111-MND-REC1  
Plan Area: Brentwood-Pacific Palisades  
Related Case: DIR-2012-1112-DB-1A

Council District: 11 – Bonin  
Expiration Date: 3-13-14  
Appeal Status: Not further  
appealable

**PUBLIC HEARING  
REQUEST FOR CONTINUANCE**

**Location:** 11965 W. MONTANA AVENUE

**Proposed Project:**

Vesting Tentative Tract Map No. VTT-71898-CN to allow a maximum 49-unit new condominium development with 105 onsite parking spaces in the R3-1 Zone.

**Requested Actions:**

Appeals of the entire action of the Advisory Agency's Letter of Determination pertaining to the Subdivision case and the accompanying environmental document Mitigated Negative Declaration No. **ENV-2012-1111-MND-REC1**.

**Applicant:** Montana Bundy, LLC  
**Appellant No. 1** (VTT-71898-CN): Daniel Gryczman  
**Appellant No. 2** (ENV-2012-1111-MND-REC1): Mark Lifrieri

**Recommended Actions:**

1. Deny the appeals.
2. Sustain the action of the Deputy Advisory Agency in approving VTT-71898-CN.
3. Adopt Mitigated Negative Declaration No. **ENV-2012-1111-MND-REC1**.

**Staff:** Jose Carlos Romero Navarro (213) 978-1348

7. **Status Report on the MyFig Streetscape Project, ENV-2012-1470-EIR.**

The next scheduled regular meeting of the City Planning Commission  
will be held at **8:30 a.m. on Thursday, February 27, 2014**

**City Hall  
Van Nuys City Hall  
Council Chamber, 2<sup>nd</sup> Floor  
Van Nuys, CA 91401**

An Equal Employment Opportunity/Affirmative Action Employer

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. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at [CPC@lacity.org](mailto:CPC@lacity.org).