

OFFICIAL MINUTES
CITY OF LOS ANGELES
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

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 8:55 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: Deputy Director Alan Bell spoke on the Hollywood Plan Update, State Law SB743, Healthy LA Plan, Mobility Plan, Small Lot Ordinance and Design Guidelines.
 - 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 – Commissioner Mack planned absences on 3-13-14 and 5-22-14
- B. Commission Request: Commissioner Ambroz – Digital Signage on 3-27-14
- C. Minutes of Meeting – January 23, 2014

Motion:

To approve the Minutes of Meeting for January 23, 2014.

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

Vote: 9 – 0

3. **PUBLIC COMMENT PERIOD**

No speakers.

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

Motion: To deny the appeal and approve the project per staff's recommendations.

Moved: Dake-Wilson

Seconded: Ahn

Ayes: Ambroz, Cabildo, Choe, Katz, Mack, Perlman, Segura

Vote: 9 – 0

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

Motion: To continue the matter to the March 13, 2014 meeting.

Moved: Dake-Wilson

Seconded: Choe

Ayes: Ahn, Ambroz, Cabildo, Katz, Mack, Perlman, Segura

Vote: 9 – 0

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

Motion: To continue the matter to the March 13, 2014 meeting.

Moved: Dake-Wilson

Seconded: Choe

Ayes: Ahn, Ambroz, Cabildo, Katz, Mack, Perlman, Segura

Vote: 9 – 0

7. Status Report on the MyFig LA Project and Consideration of CPC Policy Position Regarding MyFig LA.

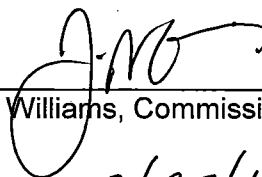
The Figueroa Streetscape Project consists of 4.5 miles of new bicycle facilities and streetscape improvements, linking South Los Angeles to Downtown including the regionally significant activity centers of Exposition Park, the University of Southern California (USC), the L.A. Live Sports and Entertainment District and the Central City's Financial District. The Project includes the City's first cycle tracks, protected bicycle lanes that provide separation of bicyclists from the adjacent travel lanes and which are generally located between the parking lane and the curb.

This matter was considered under Special Agenda.

There being no further business to come before the City Planning Commission, the Regular Meeting adjourned at 11:43 a.m.



Renee Dake Wilson, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: 2/27/14

