

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 26, 2015, after 8:30 a.m.
VAN NUYS CITY HALL, CHAMBER 2ND FLOOR
14410 SYLVAN STREET, CALIFORNIA 91401

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 ON THE INTERNET AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President David Ambroz at 8:36 a.m.
Commissioners present: Ahn, Choe, Katz, Mack, Segura, Dake-Wilson
Commissioners absent: Cabildo, Perlman

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 ICO language, Community Plans and the CPC retreat.
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update) M. Bostrom had no report.
- C. Legal actions and rulings update
- D. Other items of interest

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Request
- C. Minutes of Meeting – February 12, 2015

Motion: To approve the Minutes of February 12, 2015.

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

Vote: 6 – 0

3. **PUBLIC COMMENT PERIOD**

Jim McQuiston spoke and gave opinion that SNAP case warrants a GPA.

4. **DIR-2014-2311-DB-1A**

CEQA: ENV-2014-2312-CE

Plan Area: Wilshire

Council District: 4 - LaBonge

Expiration Date: 3-9-15

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 740, 742 S. RIDGELEY DRIVE

Proposed Project:

Density Bonus Compliance for a project reserving at least 11 percent, or two dwelling units, of the 18 total "base" dwelling units permitted on the site for Very Low Income tenants/owners for a period of 30 years, for a project that proposes the construction of 25 total dwelling units, subject to the Conditions of Approval:

- a. Floor Area Ratio Increase. A 35 percent increase in Floor Area Ratio (FAR) from 3:1, or 18,975 square feet, to 4.05:1, or 25,616 square feet.
- b. Height. An increase in allowable maximum height from 45 feet to 56 feet.

Requested Actions:

An appeal of the Director of Planning's Approval of two on-menu Density Bonus Affordable Housing Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25. Consideration of Categorical Exemption No. **ENV-2014-2312-CE**.

Applicant: Sam Ghanouni, SG Design
Appellant: Khosrow Ganjianpur

Recommended Actions:

1. Deny the appeal of the approval of two on-menu Density Bonus Affordable Housing Incentives.
2. Sustain the determination of the Director of Planning approving two on-menu Density Bonus Affordable Housing Incentives to allow the construction of 25 residential dwelling units and modify condition No. 5 to covenant 55 years in lieu of 30 years.
3. Find that Categorical Exemption No. **ENV-2014-2312-CE** is adequate environmental clearance for the above referenced project, pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.

Staff: Gabriela Juarez, (213) 978-1199

Motion: To deny the appeal and sustain the Determination of the Director of Planning in approving two on-menu Affordable Housing Incentives.

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

Vote: 7 – 0

5. CPC-2014-4595-CU Council Districts: All
CEQA: ENV-2014-4596-CE Expiration Date: 4-3-15
Plan Areas: All Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on January 12, 2015

Location: CITYWIDE

Proposed Project:

The Department of Water and Power requests a master Conditional Use Permit to allow for certain types of solar installations that operate under the Feed-in-Tariff program. Applicable installations are rooftop or carport mounted, and not located in an open space, agricultural, or single family zone. Applicants for all types of other solar installations would need to pursue an individual Conditional Use Permit. No single physical project is being proposed as part of the subject request.

Requested Actions:

1. Consideration of Categorical Exemption No. **ENV-2014-4596-CE** as adequate CEQA clearance on the subject.
2. Pursuant to Los Angeles Municipal Code Section 12.24-U.7, a Master Conditional Use to permit the construction of certain types of solar installations operating under the Feed-in Tariff program.

Applicant: Los Angeles Department of Water & Power, Solar Programs Development

Recommended Actions:

1. Approve a Master Conditional Use Permit to allow certain types of solar installations operating under the Feed-in-Tariff (FiT) program.
2. Find that the request is Categorically Exempt (No. **ENV-2014-4596-CE**) from environmental review pursuant to: Article 19, Section 15301, Class 1; Section 15303, Class 3; Section 15307, Class 7; Section 15308, Class 8; and Section 15321, Class 21 of the California Environmental Quality Act.

Staff: Deborah Kahan, Michelle Singh (213) 978-1166

Motion: To approve the project as recommended by staff with modifications.

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

Vote: 7 – 0

6. CPC-2013-1003-CU-DB Council District: 6 – Martinez
CEQA: ENV-2013-1004-CE Expiration Date: 3-7-15
Plan Area: Mission Hills-Panorama City- Appeal Status: Appealable to City Council
North Hills

PUBLIC HEARING – Completed on February 9, 2015

Location: 14689 W. NORDHOFF STREET

Proposed Project:

The conversion of two ground-floor storage rooms into two residential units in an existing 18-unit apartment building for a total of 20 residential units. The applicant is requesting to legalize the two units to satisfy an Order to Comply issued by the City.

Requested Actions:

1. Pursuant to Section 21080(b) of the California Public Resources Code, consideration that the project is Categorical Exempt (**No. ENV-2013-1004-CE**) from environmental review pursuant Article III, Section 1 of the City of Los Angeles CEQA Guidelines under Class 1, Category 22.
2. Pursuant to Section 12.24 U26 of the Municipal Code, a Conditional Use to allow a density bonus greater than 35% (approximately 42%) to permit 20 residential units in lieu of the maximum 14 units allowed by the QRD1.5 zone.
3. Pursuant to Section 12.22 A25(g)(3) of the Municipal Code, the following Off-Menu Affordable Housing Incentives for a Density Bonus Housing Development Project for 20 residential units:
 - a. To allow a 5-foot passageway in lieu of the 10-foot requirement.
 - b. To allow for 5-foot side yards in lieu of the 6-foot side yards required for a three-story building.

Applicant:

Arsen Mkrtchyan

Representative: Oscar Ensafi, Approved Plans, Inc.

Recommended Actions:

1. Find that the project is Categorical Exempt (**No. ENV-2013-1004-CE**) from environmental review.
2. Approve a Conditional Use to allow a density bonus greater than 35% (approximately 42%), with the Conditions of Approval.
3. Approve the following Off-Menu Affordable Housing Incentives for a Density Bonus Housing Development Project, subject to the Conditions of Approval:
 - a. To allow a 5-foot passageway in lieu of the required 10 feet.
 - b. To allow for 5-foot side yards in lieu of the 6-foot side yards required for a three-story building.
4. Adopt the Findings.

Staff:

Milena Zasadzien, (818) 374-5054

Motion: To approve the project as recommended by staff with technical changes.

Moved: Mack

Seconded: Katz

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

Absent: Cabildo, Perlman

Vote: 7 – 0

7. CPC-2014-1947-CU-DB-SPP-SPPA-SPR

CEQA: ENV-2014-1948-MND

Plan Area: Wilshire

Council District: 13 – O'Farrell

Expiration Date: 3-8-15

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on January 16, 2015

Location:

211, 215, 217, 221, 223, 225, 227, 231, 233, 235, 237, 239, 241 N. VERMONT AVENUE, legally described as Lots: PT NE ¼ SEC 24 T1S R14W (Arbs 41, 42, 43, 44, 45 and 46); Block: None; and Tract: NE ¼ SEC 24 T1S R14W

Proposed Project:

The proposed project involves the demolition of an existing building with commercial/retail uses and a surface parking lot and the construction, use and maintenance of a mixed use commercial and residential building that is a maximum of 55 feet in height, four stories and contains 98,981 square feet of floor area with 100 residential apartment units, of which 99 units are restricted affordable and one manager's unit that is market rate, 4,134 square feet of ground floor commercial space and provides 13,106 square feet of open space which includes 10,156 square feet of common open space and 2,950 square feet of private open space. The project also includes 111 vehicle parking spaces (102 residential parking spaces and nine commercial parking spaces) and 55 bicycle parking spaces (50 residential bike spaces and five commercial bike spaces) located in the rear at grade and within one subterranean parking level. The project is located in the C2-1 Zone within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of Mitigated Negative Declaration No. **ENV-2014-1948-MND** for the above referenced project.
2. Pursuant to Section 12.24 U.26. of the Municipal Code, a Conditional Use to increase the density greater than the maximum allowed by the Density Bonus Ordinance. The applicant seeks a density bonus increase of 89 percent in order to permit 100 residential units (99 restricted affordable and one market rate manager's unit) in lieu of 53 residential units.
3. Pursuant to Section 12.24 F. of the Municipal Code, impose a condition as part of the Conditional Use to exceed the area regulations to allow an approximately 2.31:1 Floor Area Ratio (FAR) in lieu of a 2:1 FAR required by Section 8.B.1. of the SNAP Specific Plan.
4. Pursuant to Section 12.22 A.25.(g)(2) of the Municipal Code, the applicant proposes to set aside 50 percent of the new restricted affordable units at the Very Low income level and 49 percent at the Low Income level with one market-rate manager's unit and requests the following three on-menu incentives:
 - a. An increase in height of five feet to allow an overall building height of 55 feet in lieu of the 50-foot height limit required by Section 8.B. of the SNAP.
 - b. An increase in height of 11 feet to allow a building height of 41 feet for the 15-foot building setback from the front property line in lieu of a building height of 30 feet for the 15-foot building setback from the front property line required by Section V. Development Standard No. 6 of the SNAP Design Guidelines.
 - c. An increase in height of ten feet to allow a building height of 36 feet for the ten-foot building setback from the front property line at the third floor in lieu of the second floor required by Section V. Development Standard No. 6 of the SNAP Design Guidelines.
5. Pursuant to Section 12.22 A.25(g)(3) of the Municipal Code, the applicant requests the following three off-menu incentives:
 - a. A Waiver of Development Standards to permit an increase in height of 14 feet six inches allowing 39 feet six inches in Transitional Height in lieu of 25 feet required for buildings located within a distance of 0 to 49 feet from an abutting lot in Subarea A and to permit an increase in height of 15 feet five inches allowing 48 feet five inches in Transitional Height in lieu of 33 feet required for buildings located within a distance of 50 to 99 feet from an abutting lot in Subarea A required by Section 8.C. of the SNAP Specific Plan.
 - b. A Waiver of Development Standards to permit a 20 percent decrease in the Transitional Height horizontal distance from an abutting lot in Subarea A permitting 0 feet to 39 feet in lieu of 0 feet to 49 feet and 40 feet to 79 feet in lieu of 50 feet to 99 feet required by Section 8.C. of the SNAP Specific Plan.
 - c. A Waiver of Development Standards to permit a modified commercial serving loading space located in the parking garage in lieu of a minimum area of 600 square feet, a minimum height of 14 feet and a minimum width of 20 feet measured from the alley line required by LAMC Section 12.21 C.6.

6. Pursuant to Section 11.5.7 C of the Municipal Code, a Project Permit Compliance Review with the SNAP.
7. Pursuant to Section 11.5.7 E of the Municipal Code, Project Permit Adjustments from the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749, pursuant to Section 11.5.7 E of the Municipal Code, as follows:
 - a. From Section V. Development Standard 6 (Stepbacks) of the SNAP Design Guidelines to allow a redistribution of building massing and volume equivalent to the total required stepbacks at the front facade along Vermont Avenue in lieu of the requirement that no portion of any structure exceed more than 30 feet in height within 15 feet of the front property line and a ten-foot setback of the second floor from the first floor frontage.
 - b. From Section V. Development Standard 6 (Transparent Elements) of the SNAP Design Guidelines to allow 37 percent transparent building elements on the east elevation (front), 18 percent transparent building elements on the north elevation (side) and nine percent transparent building elements on the south elevation (side) in lieu of 50 percent on the front and side elevations and nine percent transparent building elements on the west elevation (rear) in lieu of 20 percent on the rear elevation.
8. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review for a project which creates, or results in an increase of 50 or more dwelling units.

Applicant: Luxmi Vaz, Arjun Nagarkatti, AMCAL Meridian Fund, L.P.
 Representative: Eric Lieberman, QES

Recommended Actions:

1. Adopt Mitigated Negative Declaration No. **ENV-2014-1948-MND** for the above referenced project.
2. Approve a Conditional Use, pursuant to Section 12.24 U.26. of the Municipal Code, to allow a density bonus increase of 89 percent in order to permit 100 residential units (99 restricted affordable and one market rate manager's unit) in lieu of 53 residential units.
3. Approve a condition as part of the Conditional Use, pursuant to Section 12.24 F of the Municipal Code, to allow an approximately 2.31:1 Floor Area Ratio (FAR) in lieu of a 2:1 FAR required by Section 8.B.1. of the SNAP Specific Plan.
4. Approve the following three (3) on-menu incentives, pursuant to Section 12.22 A.25(g)(2) of the Municipal Code, requested by the applicant for a project totaling 100 dwelling units, reserving 50 for Very Low Income household occupancy and reserving 49 for Low Income household occupancy for a period of 55 years:
 - a. Height. A five-foot increase in the height requirement, allowing 55 feet in height in lieu of the normally required 50 feet.
 - b. Height. An 11-foot increase in the stepback height requirement, allowing 41 feet in height in lieu of the normally required 30 feet.
 - c. Height. A 10-foot increase in the stepback height requirement, allowing the stepback at the third floor in lieu of the second floor.
5. Approve the following three (3) off-menu incentives, pursuant to Section 12.22 A.25(g)(3) of the Municipal Code, requested by the applicant for a project totaling 100 dwelling units, reserving 50 for Very Low Income household occupancy and reserving 49 for Low Income household occupancy for a period of 55 years:
 - a. Transitional Height. A 14-foot six-inch increase in the Transitional Height requirement, allowing 39 feet six inches in Transitional Height in lieu of 25 feet required for buildings located within a distance of 0 to 49 feet from an abutting lot in Subarea A and a 15-foot five-inch increase in the transitional height requirement, allowing 48 feet five inches in Transitional Height in lieu of 33 feet required for buildings located within a distance of 50 to 99 feet from an abutting lot in Subarea A.
 - b. Transitional Height. A 20 percent decrease in the Transitional Height horizontal distance from an abutting lot in Subarea A, allowing 0 feet to 39 feet in lieu of 0 feet to 49 feet and 40 feet to 79 feet in lieu of 50 feet to 99 feet.

- c. Loading Space. A modified commercial serving loading space that has a minimum area of 360 square feet, a minimum height of 11 feet and a minimum width of 19 feet measured from the alley line in lieu of a minimum area of 600 square feet, a minimum height of 14 feet and a minimum width of 20 feet measured from the alley line required by LAMC Section 12.21 C.6.
6. Approve a Specific Plan Project Permit Compliance Review, pursuant to Section 11.5.7 C. of the Municipal Code, with the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749.
7. Approve Project Permit Adjustments from the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749, pursuant to Section 11.5.7 E of the Municipal Code, as follows:
 - a. From Section V. Development Standard No. 6 (Stepbacks) of the SNAP Design Guidelines to allow a redistribution of building massing and volume equivalent to the total required stepbacks at the front facade along Vermont Avenue in lieu of the requirement that no portion of any structure exceed more than 30 feet in height within 15 feet of the front property line and a ten-foot setback of the second floor from the first floor frontage.
 - b. From Section V. Development Standard No. 6 (Transparent Elements) of the SNAP Design Guidelines to allow 37 percent transparent building elements on the east elevation (front), 18 percent transparent building elements on the north elevation (side) and nine percent transparent building elements on the south elevation (side) in lieu of 50 percent on the front and side elevations and nine percent transparent building elements on the west elevation (rear) in lieu of 20 percent on the rear elevation.
8. Approve a Site Plan Review, pursuant to Section 16.05 of the Municipal Code, for a project that creates a maximum 98,981 square feet of development that includes 100 residential units and 4,134 square feet of commercial/retail space.
9. Adopt the Findings.

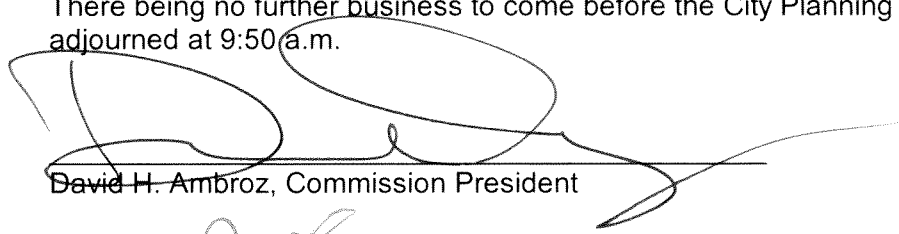
Staff: Monique Acosta, (213) 978-1173

Motion: To approve the project as recommended by staff with modifications.

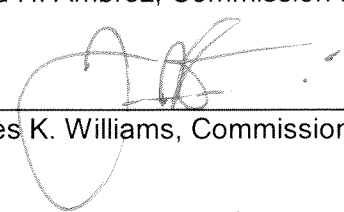
Moved: Choe
Seconded: Ahn
Ayes: Ambroz, Katz, Mack, Segura, Dake-Wilson
Absent: Cabildo, Perlman

Vote: 7 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:50 a.m.



David H. Ambroz, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: 3/12/15