

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JULY 9, 2015 after 8:30 a.m.
CITY HALL – PUBLIC WORKS BOARD ROOM 350
200 N. SPRING STREET, LOS ANGELES, CA 90012**

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

Michael J. LoGrande, Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

CORRECTED AGENDA (appeal language)**

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No.

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.**

Written submissions are governed by Rule 10 of the Los Angeles City Planning Commission Rules and Operating Procedures, a copy of which is posted online at <http://cityplanning.lacity.org/Forms/Procedures/CpcPolicy.pdf>. Day of hearing submissions (20 copies must be provided) are limited to 2 pages plus accompanying photographs. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

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:
 - 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 Requests
- C. Minutes of Meeting – June 25, 2015

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-2014-4543-DB](#)
CEQA: ENV-2014-4544-MND
Plan Area: West Los Angeles

Council District: 11 – Bonin
Expiration Date: 7-11-15
Appeal Status: *Not appealable***

PUBLIC HEARING – Completed on April 15, 2015

Location: 1854 S. SAWTELLE BOULEVARD

Proposed Project:

The construction, use, and maintenance of a five-story mixed-used development, consisting of 25 residential units (23 apartment units and 2 joint live/work units), 665 square feet of ground floor commercial area, and two-levels of subterranean parking. Three of the units will be designated for Very Low Income Households. The proposed building will be approximately 56-feet high and will provide a total of 28 automobile and 31 bicycle parking spaces.

Requested Actions:

1. Pursuant to LAMC Section 12.22-A,25, a 35 percent Density Bonus with 15 percent (three units) reserved for Very Low Income Households, to permit the construction of a mixed-use development with 25 residential units (23 apartment units and 2 joint live/work units) and 665 square feet of ground floor commercial, utilizing Parking Option 1, and requesting four Off-Menu Incentives (waivers) pursuant to LAMC Section 12.22-A, 25(g)(3):
 - a. A reduced side yard varying in width from zero-feet to six-feet five-inches in lieu of the required eight-foot side yard setback pursuant to LAMC Section 12.14-C,2.
 - b. A Floor Area Ratio of 3:1 in lieu of the maximum permitted 1.5:1 pursuant to LAMC Section 12.21.1-A,1.
 - c. An 11-foot height increase to permit a maximum height of 56 feet in lieu of the maximum height of 45-feet pursuant to LAMC Section 12.21.1-A,1.
 - d. A five-story mixed-use building in lieu of the permitted three-stories pursuant to LAMC Section 12.21.1-A,1.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration of Mitigated Negative Declaration No. **ENV-2014-4544-MND**.

Applicant: RP8, LLC
Representative: Matthew Hayden / three6ixty

Recommended Actions:

1. Approve a 35 percent Density Bonus with a 15 percent (three units) set aside reserved for Very Low Income Households, utilizing Parking Option 1, and requesting four Off-Menu Incentives (waivers) pursuant to LAMC Section 12.22-A, 25(g)(3):
 - a. A reduced side yard varying in width from zero-feet to six-feet five-inches in lieu of the required eight-foot side yard setback pursuant to LAMC Section 12.14-C,2.
 - b. A Floor Area Ratio of 3:1 in lieu of the maximum permitted 1.5:1 pursuant to LAMC Section 12.21.1-A,1.
 - c. An 11-foot height increase to permit a maximum height of 56 feet in lieu of the maximum height of 45-feet pursuant to LAMC Section 12.21.1-A,1.
 - d. A five-story mixed-use building in lieu of the permitted three-stories pursuant to LAMC Section 12.21.1-A,1.
2. Adopt the Findings.
3. Adopt the Mitigated Negative Declaration No. **ENV-2014-4544-MND** for the above-referenced project.
4. Adopt the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2014-4544-MND.

5. 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.
6. 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: May Sirinopwongsagon, (213) 978-1372

The next scheduled regular meeting of the City Planning Commission
will be held on **Thursday, JULY 23, 2015** at:

**City Hall
Van Nuys City Hall
Council Chamber, 2nd 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.