

OFFICIAL MINUTES
CITY OF LOS ANGELES
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, CALIFORNIA 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 ON THE INTERNET AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President David Ambroz at 8:30 a.m.
Commissioners present: Ahn, Choe, Katz, Mack, Millman, Perlman, Dake-Wilson
Commissioners absent: Segura

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 – A. Khorasanee had no report.
- C. Other items of interest

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests – Legal difference between commercial and artistic signs, re: Code LA update
- C. Minutes of Meeting – June 25, 2015

Motion: To approve the Minutes of Meeting for June 25, 2015.

Moved: Choe

Seconded: Katz

Ayes: Ambroz, Mack, Millman, Perlman, Dake-Wilson

Absent: Ahn, Segura

Vote: 7 – 0

3. PUBLIC COMMENT PERIOD

No Speakers

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

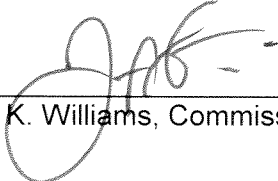
Motion: To approve the project as recommended by staff.

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

Vote: 7 – 1

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:30 a.m.



David H. Ambroz, Commission President

James K. Williams, Commission Executive Assistant II

Adopted: 9/13/15