



Department of City Planning

City Hall, 200 North Spring Street, Room 272, Los Angeles, CA

September 24, 2020

TO: City Planning Commission

FROM: Alan Como, AICP, City Planner

TECHNICAL MODIFICATIONS TO STAFF RECOMMENDATION REPORT FOR VTT-73718-1A and CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR LOCATED AT 1756, 1760 North Argyle Avenue; 6210-6224 West Yucca Street

Item No. 6: VTT-73718-1A

The following corrections/additions are to be incorporated into the Staff Recommendation Report to be considered at the City Planning Commission meeting of September 24, 2020, related to Item No. 6 Case No. VTT-73718-1A on the meeting agenda. Deleted text is shown in **strikethrough** and added text is shown in **underline**.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That ~~a 5-foot wide public sidewalk easement~~ **additional public sidewalk shall** be provided along Argyle Avenue to complete a 12-foot sidewalk including a 10-foot by 10-foot or 15-foot radius property ~~easement~~ line return at the intersection with Yucca Street in accordance with Local Street Standards of LA Mobility Plan.
2. That ~~a 6-foot wide public sidewalk easement~~ **additional public sidewalk shall** be provided along Yucca Street to complete a 12-foot wide sidewalk area in accordance with Local Street Standards of LA Mobility Plan. Additional public sidewalk ~~easement~~ shall be provided at the location of the drop-off to complete a 12-foot sidewalk area.
7. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - b) Improve Yucca Street adjoining the subdivision by the construction of a new 12-foot full-width concrete sidewalk including the new public sidewalk ~~easement~~ area with tree wells including any necessary removal and reconstruction of existing improvements. A full-width meandering concrete sidewalk shall also be provided at the drop-off area all satisfactory to the City Engineer.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - b. Improve Yucca Street adjoining the subdivision by the construction of a new 12-foot full-width concrete sidewalk including the new public sidewalk ~~easement~~ area with tree wells including any necessary removal and

reconstruction of existing improvements. A full-width meandering concrete sidewalk shall also be provided at the drop-off area all satisfactory to the City Engineer.

Item No. 7: CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR

The following corrections/additions are to be incorporated into the Staff Recommendation Report to be considered at the City Planning Commission meeting of September 24, 2020, related to Item No. 7 CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR on the meeting agenda. Deleted text is shown in **strikethrough** and added text is shown in **underline**.

(Q) QUALIFIED CONDITIONS OF APPROVAL

1. **Site Development.** The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit A, dated ~~June 29, 2020~~ **September 11, 2020**. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions.

13. **Landscaped Park.** A minimum 2,820 square foot ground floor publicly accessible landscaped open space shall be provided adjacent to Argyle Avenue, as shown in Exhibit A - Project Plans, dated ~~September 24, 2020~~ **September 11, 2020**.

14. **Rent Stabilization Ordinance.**
 - b. The applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with ~~Section 47.07 of the Los Angeles Municipal Code relating to demolition~~ **the Rent Stabilization Ordinance**. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.

C. Entitlement Conditions – Site Plan Review

1. **Site Development.** The use and development of the property shall be in substantial conformance with the Site Plan, Floor Plans, Unit Plans, Building Elevations, and Landscape Plans (Exhibit A, dated ~~June 29, 2020~~ **September 11, 2020**) of the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions. The project shall be constructed in a manner consistent with the following project description:
 - a. Limit the proposed development to up to 271 dwelling units, and up to 7,760 square feet of retail and restaurant uses, totaling up to 316,948 square feet of floor area.

2. **Landscaped Open Space and Amenities.** A 2,820-square foot ground floor landscaped open space shall be provided on the southwest corner of Yucca Street and Vista Del Mar Avenue, as shown in Exhibit A - Project Plans, dated ~~June 29, 2020~~ **September 11, 2020**. The ground-floor open space shall not be gated and shall remain publicly accessible between the hours of 6 a.m. to 10 p.m.