



## PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2013-1739-ZC-DB-SPR	ENV-2013-1740-MND	CD11
<b>PROJECT ADDRESS:</b>		
11421 West Olympic Boulevard		
<b>APPLICANT/REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Hypericum Companies-Daniel Saparzadeh/Burns & Bouchard, Inc.-Jonathan Lonner	310-802-4261	jlonner@burnsbouchard.com
<input type="checkbox"/> New/Changed		
<b>APPELLANT/REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Heather Bleemers	213-978-0092	Heather.Bleemers@lacity.org
<b>APPROVED PROJECT DESCRIPTION:</b>		
<p>Zone Change from C2-1 and R2-1 to (T)(Q)C2-1, Density Bonus, and Site Plan Review for the construction, use, and maintenance of a six-story, 77-unit mixed-use development with 7 units reserved for Very Low Income Households. The project will include 6,575 square feet of ground floor commercial space.</p>		

**COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)**

**Approved a Zone Change** from C2-1 and R2-1 to (T)(Q)C2-1, **Approved a Density Bonus** to permit a 35 percent increase in the number of dwelling units from 66 to 77 units, reserving seven units for Very Low Income Households, utilizing Parking Option 1 with the following on-menu development incentives: **Yard/Setback**. A 20 percent decrease in the required side yard to allow a seven-foot three-inch side yard in lieu of the otherwise required nine feet and **Floor Area Ratio**. An allowance for a 2.95:1 FAR in lieu of the maximum 1.5:1 otherwise permitted. **Approved the Site Plan Review, Adopted** the attached Findings, **Adopted** the Mitigated Negative Declaration No. ENV-2013-1740-MND for the above-referenced project, **Adopt** the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2013-1740-MND; **Advised** the applicant that the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project, and **Advised** the applicant that a Fish and Game Fee is now required to be submitted to the County Clerk.

**ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:**

Zone Change from C2-1 and R2-1 to (T)(Q)C2-1

**FINAL ENTITLEMENTS NOT ADVANCING:**

Density Bonus and Site Plan Review

**ITEMS APPEALED:**

No appeals at this time

<b>ATTACHMENTS:</b>	<b>REVISED:</b>	<b>ENVIRONMENTAL CLEARANCE:</b>	<b>REVISED:</b>
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other _____	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other _____	<input type="checkbox"/>		

**NOTES / INSTRUCTION(S):**

**FISCAL IMPACT STATEMENT:**

Yes

No

\*If determination states administrative costs are recovered through fees, indicate "Yes".

**PLANNING COMMISSION:**

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

**PLANNING COMMISSION HEARING DATE:**

April 23, 2015

**COMMISSION VOTE:**

7 - 0

**LAST DAY TO APPEAL:**

June 4, 2015

**APPEALED:**

NO

**TRANSMITTED BY:**

James K. Williams

**TRANSMITTAL DATE:**

June 8, 2015