

CATEGORICAL EXEMPTION (CE) AND PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Density Bonus appeal for the property located at 5570 West Melrose Avenue and 647 North Beachwood Drive.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is exempt from California Environment Quality Act (CEQA) pursuant to State CEQA Guidelines, Section 15332, and City CEQA Guidelines, Article III, Section I, Class 32, and there is no substantial evidence demonstrating that an exception to a CE pursuant to CEQA Guidelines Section 15300.2 applies.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. RESOLVE TO DENY THE APPEAL filed by Dan Wells and Pharlap Enterprises LLC; 5546 Melrose LLC and Woodrow Jackson; and, Tracey Clarke, (Representative: Beth Dorris, Law Offices of Beth S. Dorris), and THEREBY SUSTAIN the decision of the LACPC in approving a 35 percent Density Bonus (with a set aside of 11 percent of the base density, five units, for Very Low Income Households) with two On-Menu Incentives consisting of: an incentive to increase of the Floor Area Ratio (FAR) to 2.02:1 in the C2-1VL Zone and 4.05:1 in the R3-1 Zone in lieu of the otherwise permitted 1.5:1 and 3:1 FAR, respectively, pursuant to LAMC Section 12.21.1-A; and, an incentive to permit the averaging of FAR, density, parking, open space, and access from the C2-1VL Zone to the R3-1 Zone, in connection with the construction, use, and maintenance of a new two- to five-story, approximately 43,078 square-foot mixed-use building consisting of 52 residential dwelling units and approximately 5,500 square-feet of commercial area, that will set aside five units for Very Low Income Households, with the building approximately 56-feet in height and five-stories of residential dwelling units above ground floor commercial, with parking provided at grade level and within one subterranean level of parking, providing 76 automobile parking spaces (24 commercial and 52 residential) and a total of 64 bicycle parking spaces, for the property located at 5570 West Melrose Avenue and 647 North Beachwood Drive, subject to Conditions of Approval.

Applicant: Crescent Capital Partners

Representative: Dana Sayles, three6ixty

Case No. CPC-2016-4316-DB-1A

CEQA No. ENV-2016-4317-CE

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

**TIME LIMIT FILE - AUGUST 21, 2017**

**(LAST DAY FOR COUNCIL ACTION - AUGUST 18, 2017)**

Summary:

At a meeting held on August 8, 2017, the PLUM Committee considered an appeal relative to a Density Bonus and On-Menu Incentives in connection with the property located at 5570 West Melrose Avenue and 647 North Beachwood Drive. Staff from the Department of City Planning provided background information on the Density Bonus for the project. The Representatives for the Applicant, Representative for the Appellant, and Appellant provided comments in support of and opposing the project. A Representative from Council District Four provided comments in support of the project and recommended to deny the appeal. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the decision of the LACPC for the project. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	ABSENT
PRICE	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**