

# ORIGINAL



## LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.planning.lacity.org](http://www.planning.lacity.org)

### LETTER OF DETERMINATION

MAILING DATE: MAY 16 2019

Case No. DIR-2018-3411-TOC-1A  
CEQA: ENV-2018-3412-CE  
Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Bonin

**Project Site:** 2465-2467 South Purdue Avenue  
**Applicant:** Michael Ghodsi, Franklin Views, LLC  
**Appellants:** Jytte P. Springer; Kathryn Schorr; Renne Chorpash;  
Scott Van Opdorp; and Yasin Alkhalessi

At its meeting of **April 11, 2019**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Demolition of an existing four-unit residential building and the construction, use, and maintenance of a new five-story, approximately 56 foot high apartment building with 17 residential units. The proposed building will encompass approximately 19,589 square feet of residential floor area. Two units of the 17 residential units will be reserved for Extremely Low Income Households and one unit will be reserved for Very Low Income Households.

1. **Determined**, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332, Article 19 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. **Denied** the appeal in part and **granted** the appeal in part;
3. **Sustained** the Planning Director's determination dated December 19, 2018, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, to approve a Transit Oriented Communities Affordable Housing Incentive Program project allowing a 70 percent increase in density for a Tier 3 project totaling 17 dwelling units with three units set aside for as affordable housing units; two units for Extremely Low Income Households and one unit for Very Low Income Households along with following three additional incentives:
  - a. **Setbacks (Sides)**. A 30 percent reduction to permit side yard setbacks of 5 feet 7 ¼ - inches in lieu of minimum 8 feet required in the R3-1 Zone;
  - b. **Height**. A building height of 56 feet in lieu of the maximum 45 feet allowed in the R3-1 Zone;
  - c. **Open Space**. A 25 percent reduction in required open space from 2,000 square feet to 1,500 square feet;
4. **Adopted** the attached Modified Conditions of Approval, including Staff's Technical Modification dated April 11, 2019; and
5. **Adopted** the attached Findings.

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The vote proceeded as follows:

Moved: Ambroz  
Second: Choe  
Ayes: Khorsand, Millman, Mitchell, Padilla-Campos, Perlman  
Absent: Mack

**Vote: 7 – 0**



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Cecilia Lamas, Commission Executive Assistant  
Los Angeles City Planning Commission

**Effective Date/Appeals:** The decision of the Los Angeles City Planning Commission is final and effective upon the mailing of this determination letter and not further appealable.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final. The applicant is advised that any work undertaken while the CEQA clearance is on appeal is at his/her/its own risk and if the appeal is granted, it may result in (1) voiding and rescission of the CEQA clearance, the Determination, and any permits issued in reliance on the Determination and (2) the use by the City of any and all remedies to return the subject property to the condition it was in prior to issuance of the Determination.

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.

Attachment: Modified Conditions of Approval, Findings

c: Nicholas Hendricks, Senior City Planner  
Jordann Turner, Senior City Planner