

5/27/15

File No. 15-0377

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal for property at 211, 215, 217, 221, 223, 225, 227, 231, 233, 235, 237, 239, and 241 North Vermont Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that this project will not have a significant effect on the environment, pursuant to Section 21082.1(c)(3) and to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 15-0377 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2014-1948-MND] filed on November 14, 2014.
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 Jim McQuiston, from part of the determination of the LACPC, and THEREBY APPROVE:
 - a. A Conditional Use, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.26, to allow a density bonus increase of 89 percent in order to permit 100 residential units (99 restricted affordable and one market rate manager's unit) in lieu of 53 residential units.
 - b. A condition as part of the Conditional Use, pursuant to LAMC Section 12.24 F, to allow an approximately 2.31:1 Floor Area Ratio (FAR) in lieu of a 2:1 FAR required by Section 8.B.1. of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.
 - c. A Specific Plan Project Permit Compliance Review, pursuant to LAMC Section 11.5. 7 C., with the Vermont/Western Transit Oriented District Specific Plan/SNAP, Ordinance 173749.
 - d. Project Permit Adjustments from the Vermont/Western Transit Oriented District Specific Plan/SNAP, Ordinance 173749, pursuant to LAMC Section 11 .5. 7 E, as follows:
 - i. From Section V. Development Standard No. 6 (Stepbacks) of the SNAP Design Guidelines to allow a redistribution of building massing and volume equivalent to the total required stepbacks at the front facade along Vermont Avenue in lieu of the requirement that no portion of any structure exceed more than 30 feet in height within 15 feet of the front property line and a ten-foot setback of the second floor from the first floor frontage.
 - ii. From Section V. Development Standard No. 6 (Transparent Elements) of the SNAP Design Guidelines to allow 37 percent transparent building elements on the east elevation (front), 18 percent transparent building elements on the north elevation (side) and nine percent transparent building elements on the south elevation (side) in lieu of 50 percent on the front and side elevations and nine percent transparent

building elements on the west elevation (rear) in lieu of 20 percent on the rear elevation.

- e. A Site Plan Review, pursuant to LAMC Section 16.05, for a project that creates a maximum 98,981 square feet of development that includes 100 residential units and 4,134 square feet of commercial/retail space.

- 4. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Luxmi Vaz, Arjun Nagarkatti, AMCAL Meridian Fund, LP
Representative: Eric Lieberman, QES

Case No. CPC-2014-1947-CU-DB-SPP-SPPA-SPR

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 - JUNE 9, 2015

(LAST DAY FOR COUNCIL ACTION - JUNE 9, 2015)

Summary

At the public hearing held on May 19, 2015, the Planning and Land Use Management Committee considered an appeal filed by Jim McQuiston for property at 211, 215, 217, 221, 223, 225, 227, 231, 233, 235, 237, 239, and 241 North Vermont Avenue. Staff from the Department of City Planning gave the Committee background information on the matter. The appellant and the applicant representative also spoke.

After an opportunity for public comment, the Committee recommended that Council deny the appeal, sustain the decision of the LACPC, and approve the actions listed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

MEMBER	VOTE
HUIZAR:	YES
CEDILLO:	ABSENT
ENGLANDER:	YES



-NOT OFFICIAL UNTIL COUNCIL ACTS-