

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to California Environmental Quality Act (CEQA) appeals filed for the property located at 13921-13923 West Vanowen Street.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, 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. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), *as modified by the PLUM Committee on March 1, 2022, attached to the Council file*, as the Findings of Council.
3. RESOLVE TO DENY THE APPEALS filed by 1) John and Julie Brunnick, 2) Karen Andranikyan, 3) Margaret S. Field, 4) Rouzanna Ovsepian, and 5) Yvonne M. Ramond, and THEREBY SUSTAIN the LACPC's determination in approving a ministerial review of a Density Bonus Compliance Review, pursuant to Section 12.22 A.25(g) (3) of the Los Angeles Municipal Code (LAMC), for a project totaling 15 dwelling units, including two dwelling units or 20 percent for Restricted Affordable Housing Units for Very-Low Income Households, and one dwelling unit for Low-Income Households for a period of 55 years, and with the following three On-Menu Incentives: a) to allow a height increase of approximately 10 feet, six inches to 46 feet, six inches in lieu of 35 feet; b) to allow for a westerly side yard setback of five feet, eight inches in lieu of seven feet; and, c) to allow for a Floor Area Ratio (FAR) of 4.05:1, in lieu of 3:1, on the R3 portion of the lot; approval of a Conditional Use Permit, pursuant to LAMC Section 12.24 U.26, to permit a 57.6 percent increase in density over the project site, for 15 dwelling units in lieu of the otherwise permitted base density of nine units; and, approving a Zone Variance to allow for subterranean parking to extend below the R1 portion of the lot, pursuant to LAMC Section 12.27; for the demolition of a one-story, 1,569 square foot single family dwelling (built in 1954) on the R1-1 portion of the lot and a one story, 1,512 square foot triplex (built in 1948) on the [Q]R3-1 portion of the project site, and the construction of a four story, 45-foot, six-inch tall residential building with 15 units (two units or 20 percent reserved for Very-Low Income Households, and one unit for Low Income Households) in the [Q]R3-1 and R1-1 zones; the project site is approximately 16,059 square feet and is split zoned, with the [Q]R3 zone on the front half and the R1 zone on the rear half of the project site; the project will be 16,883 square feet in floor area with a FAR of 4.05:1, and will provide 16 vehicle parking spaces below-grade, two short-term and 15 long-term bicycle parking spaces, a rooftop common open space deck area of approximately 2,026 square feet, and 600 square feet of open area within the rear yard ground floor including a swimming pool, kids pool, and jacuzzi, in the R1 zoned portion of the project site; approximately 3,908 cubic yards of earth will be graded and exported from the project site; for the property located at 13921-13923 West Vanowen Street, subject to Conditions of Approval as modified by the PLUM Committee on March 1, 2022, to include the following:
  - a. 8 feet CMU Wall in lieu of 6 feet CMU wall in the plans along with the rear and side yards.
  - b. 18 inches landscape buffer with a minimum of 5-gallon evergreen hedge at every 24 inches along the entire rear and side yards of the R-1 Portions of the Lot.

Applicant: Dave Aviram, Vanowen Terrace, LLC

Representative: Luke Tarr, Apel Design Inc.

Case No. CPC-2019-6375-CU-DB-ZV-PHP-1A

Environmental No. ENV-2019-6376-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

Summary:

At a regular meeting held on March 1, 2022, the PLUM Committee considered a report from the LACPC and CEQA appeals filed for the properties located at 13921-13923 West Vanowen Street. Department of City Planning staff provided an overview of the matter. A Representative of Council District 2 provided comments in support of denying the appeal and requested to include additional Conditions of Approval. After an opportunity for public comment, and a presentation from the Applicant's Representative, the Committee recommended to deny the appeal and thereby sustain the LACPC's determination in approving the Categorical Exemption as the environmental clearance for the project, Density Bonus Compliance Review, Conditional Use Permit, and a Zone Variance, as amended to include the additional Conditions of Approval as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ;	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**