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July 28, 2016

City Planning Commission
Van Nuys City Hall Council Chambers
2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

Case Nos.: VTT-72370-CN-1A, VTT-72370-CN and
CPC-2013-2551-MCUP-DB-SPR

Project Address: 8148-8182 West Sunset Boulevard; 1438-1486 North Havenhurst
Drive; 1435-1443 North Crescent Heights Boulevard

Planning staff respectfully requests your consideration of the following corrections to the Appeal Recommendation Report of Case No. VTT-72370-CN-1A, the Determination Letter for Case No. VTT-72370-CN, and in the Recommendation Report for Case No. CPC-2013-2551-MCUP-DB-SPR.

Please note that ~~strikeouts~~ represents language proposed for removal and that which is underlined is proposed to be added.

VTT-72370-CN-1A Appeal Recommendation Report

Page B-22 - Third header to read:

~~Appellant's Statements—Findings and Noticing for Alternative 9~~ Staff Response

VTT-72370-CN Determination Letter (page 28) and CPC-2013-2551-MCUP-DB-SPR Recommendation Report (pages C-23 to C-24):

A Project Design Feature PDF-WW-1 was previously included in response to the City of West Hollywood's insistence that the project would result in impacts to sewer infrastructure. However, the City of West Hollywood could not identify an impact to West Hollywood's sewer infrastructure. No evidence exists to support this Project Design Feature, therefore PDF-WW-1 is being removed.

~~Utilities and Service Systems~~

~~Wastewater~~

~~Project Design Features~~

~~PDF WW 1: In order to address potential future improvements to sewage conveyance facilities within the City of West Hollywood that serve the project site, the project shall contribute fair share payments to the City of West Hollywood commensurate with the project's incremental impact to affected facilities. Prior to the issuance of building permits, the applicant shall enter into an agreement with the City of West Hollywood determining the project's specific fair share contribution for West Hollywood sewage system upgrades. The fair share contribution shall be calculated in the same manner used to calculate the fair share contribution for development projects within the City of West Hollywood, and the project's specific contribution shall be determined at such a time that the necessary improvements and associated capital costs are known, and shall be proportional to the project's contribution to total wastewater flows in each affected West Hollywood-owned sewer. The applicant shall guarantee (by bond, cash or irrevocable letter of credit, subject to the approval of the City of West Hollywood) the necessary funding to enable the City of West Hollywood to design and install the necessary improvements.~~

~~Enforcement Agency: Los Angeles Department of Public Works; City of West Hollywood~~

~~Monitoring Agency: Los Angeles Department of City Planning; Los Angeles Department of Public Works; City of West Hollywood~~

~~Monitoring Phase: Pre-Construction~~

~~Monitoring Frequency: Once, prior to issuance of building permits~~

~~Action Indicating Compliance: Agreement with City of West Hollywood or documentation of fair share payments~~

CPC-2013-2551-MCUP-DB-SPR Recommendation Report

Page C-1 - Condition No. 6 to read:

Residential Automobile Parking.

- a.) Parking for residential uses shall be provide in accordance with LAMC Section 12.22-A.25(d)1 parking requirements, Density Bonus Parking Option 1 which requires 1 on-site parking space for each residential unit of 0-1 bedroom, 2 on-site parking spaces for each residential unit of 2-3 bedrooms, and 2 ½ on-site parking spaces for each residential unit of 4 or more bedrooms.
- b.) The market rate units shall be unbundled parking. Unbundled parking separates the cost of purchasing or renting parking spaces from the cost of the purchasing or renting a dwelling unit.

Sincerely,



William Lamborn
Department of City Planning