

Los Angeles City Council, Journal/Council Proceedings
Friday, February 3, 2006
John Ferraro Council Chamber, Room 340, City Hall - 10:15 am

- - - SPECIAL COUNCIL MEETING - - -

10:15 A.M. OR AS SOON THEREAFTER
AS COUNCIL RECESSES ITS REGULAR MEETING

ROLL CALL - Members present: Greuel, Hahn, LaBonge, Padilla, Reyes, Rosendahl, Smith, Weiss, Wesson and Zine(10); Absent: Cardenas, Huizar, Parks, Perry and President Garcetti (5).

ROLL CALL NUMBER (#) - INDICATES THE ORDER IN WHICH THE ITEMS WERE ACTED UPON DURING THE COUNCIL MEETING

ITEM NO. (1) - ADOPTED, AS AMENDED - SEE FOLLOWING

Roll Call #1 - Motion (Greuel - Reyes) to Adopt as Amended, Ayes (10);
Absent: Cardenas, Huizar, Parks, Perry and President Garcetti (5)

06-0077

CD 2 PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to Parcel Map and Environmental Impact Report (EIR) appeals filed by Susan Jagiello on behalf of the Chase Knolls Residents and Neighbors Association for property at 13401 West Riverside Drive.

Recommendations for Council action, pursuant to Motion (Greuel - Weiss):

1. ADOPT the FINDINGS of the Planning and Land Use Management Committee as the Findings of the Council.
2. RESOLVE TO GRANT THE APPEAL filed by Susan Jagiello on behalf of the Chase Knolls Residents and Neighbors Association, from the decision of the City Planning Commission certifying the EIR (ENV 2003-1228-EIR) and THEREBY SET ASIDE the certification of the EIR.

3. RESOLVE TO GRANT THE APPEAL filed by Susan Jagiello on behalf of the Chase Knolls Residents and Neighbors Association, from the decision of the Deputy Advisory Agency, thereby DISAPPROVING the Parcel Map (Case No. AA-2004-509-PMLA) to permit a maximum two-parcel subdivision for the construction of a 141 new apartment unit development subject to conditions of approval, for property at 13401 West Riverside Drive.

Applicant: Eric Hoffman, Bisno Development Co. LLC

AA-2004-509-PMLA

TIME LIMIT FILE - FEBRUARY 3, 2006

(LAST DAY FOR COUNCIL ACTION - FEBRUARY 3, 2006)

Fiscal Impact Statement: None submitted by the Planning Department. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

[On January 13, 2006, the City Council adopted Motion (Greuel - Weiss) asserting jurisdiction over the December 15, 2005, action of the City Planning Commission, pursuant to City Charter Section 245.]

ADOPTED

AMENDING MOTION (GREUEL - REYES)

Recommendations for Council action:

1. DENY THE APPEAL filed by Susan Jagiello on behalf of the Chase Knolls Residents and Neighbors Association from the decision of the City Planning Commission certifying the EIR (ENV 2003-1228-EIR) and thereby CERTIFY the Final EIR by adopting the Deputy Advisory Agency's September 20, 2005 California Environmental Quality Act (CEQA) findings and mitigation measures as the Council's own CEQA findings and mitigation measures, subject to the project changes set forth in Paragraphs a and b.
2. DENY THE APPEAL filed by Susan Jagiello on behalf of the Chase Knolls Residents and Neighbors Association, from the decision of the Deputy Advisory Agency, and thereby APPROVE Vesting Parcel Map (Case No. AA-2004-509-PMLA) to permit a maximum two-parcel subdivision for the construction of an up to 141 new apartment unit development subject to conditions of approval, for property at 13401 West Riverside Drive, by adopting the Deputy Advisory Agency's September 20, 2005 findings and conditions of approval as the Council's own findings and conditions subject to the following conditions and modifications:
 - A. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- 1) The applicant shall submit a revised parcel map showing the revised building footprints, and revised elevations. The revised parcel map and elevations shall be reviewed by the Council Office prior to approval by the Deputy Advisory Agency. The parcel map shall reflect the following modifications to the project: Building 1 shall be modified to eliminate the western projection of the building and to limit its western element to two-stories substantially as shown on Exhibit A hereto; with the remainder of the building being three stories. Building 4 shall be modified to limit its western element to two-stories substantially as shown on Exhibit A hereto; with the remainder of the building being three stories. Building 6 shall be modified to limit its eastern element to two-stories substantially as shown on Exhibit A; with the remainder of the building being three stories. All other new apartment buildings shall be limited to three stories. The applicant shall adjust the footprint of buildings No. 4 and No. 6 to accommodate new courtyard/patio areas or similar articulation as shown on Exhibit A; provided that it is acknowledged that factors may render such courtyard/patio areas infeasible as determined by the Deputy Advisory Agency.
 - 2) Prior to issuance of building permits for the new apartments, the applicant shall submit for approval by the Deputy Advisory Agency a comprehensive landscaping and irrigation plan for the property prepared by a licensed landscaped architect. The plan shall address the areas around the six new apartments, as well as the rejuvenation, enhancement, and maintenance of the existing mature trees and landscaped areas that will be retained as part of the project. The plan shall be developed in consultation with the Council Office, and shall be submitted to the Cultural Heritage Commission for its review and recommendation prior to final approval by the Deputy Advisory Agency.
 - 3) Prior to the clearance of any parcel map conditions, the applicant must show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
 - 4) Modify the Deputy Advisory Agency's letter of approval to include all of the revised conditions of approval contained in the determination of the City Planning Commission excluding the revisions to the heights of Building Numbers 1, 2, 3, and 6.
 - 5) Condition No. 14e of the Deputy Advisory Agency's approval is revised in its entirety to read as follows: "Specify the lot area for each parcel on the map."
 - 6) The applicant shall withdraw the applications for Vesting Tentative Tract Map No. 65363 and ENV-2006-465-EAF.
3. FIND that the project, as modified hereby, is CONSISTENT with the Secretary of Interior's Standards for Historic Rehabilitation and CONSISTENT with the Historic Property Contract pertaining to the Chase Knolls Apartments between the Council and the property owner.

4. DIRECT the Department of City Planning to modify as necessary the findings of fact for the Vesting Parcel Map approval (AA-2004-509-PMLA), and any associated CEQA findings relating to the certification of ENV-2003-1228-EIR).

ADOPTED

AMENDING MOTION (GREUEL - REYES)

Recommendation for Council action:

REFLECT that the statement on Page 39 of the applicant's Environmental Impact Report (EIR) is not appropriately a part of the EIR analysis under California Environmental Quality Act; has no legal significance; and that the discretion and jurisdiction of the Cultural Heritage is governed by the City Codes.

Councilmember Reyes moved, seconded by Councilmember LaBonge, that the Special Council meeting adjourn.

Ayes, Greuel, Hahn, LaBonge, Padilla, Reyes, Rosendahl, Smith, Weiss, Wesson and Zine (10); Absent: Cardenas, Huizar, Parks, Perry and President Garcetti (5).

Whereupon the Special Council meeting did adjourn.

ATTEST: Frank T. Martinez, CITY CLERK

By

Council Clerk

PRESIDENT PRO TEMPORE