



Planning Commission Report

Meeting Date: June 9, 2016

Subject: **9206 and 9212 Olympic Boulevard
New Three-Story Commercial Building**
Request for a Conditional Use Permit and Minor Accommodation to allow the construction of a 3-story building on the property located at 9206 and 9212 Olympic Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider adoption of a Categorical Exemption for this project. *Continued item from April 28, 2016 Planning Commission Hearing. (It is recommended that this item be continued to the June 23, 2016 Planning Commission meeting).*

Project Applicant: Afshin Etebar, Etco Homes

Recommendation: That the Planning Commission:
1. Conduct a public hearing and continue the item to the scheduled June 23, 2016 meeting

REPORT SUMMARY

The Planning Commission conducted a public hearing on April 28, 2016 for a Conditional Use Permit and Minor Accommodation to allow the construction of a 3-story building on the property located at 9206 and 9212 Olympic Boulevard. The applicant was requesting a Conditional Use Permit in order to exceed 35' in height and 1.33:1 floor area ratio as well as a Minor Accommodation to allow additional openings in the wall located on the rear property line adjacent to the alley that abuts residential uses to the south. The project presented to the Commission on April 28, 2016 was 45' in height, had a 1.69:1 floor area ratio and contained three retail/restaurant spaces on the ground floor, two stories of office space above the ground floor, and 58 parking spaces located in three subterranean levels.

During the public hearing, the Planning Commission received public comment and discussed the proposed project. After deliberation, the Commission continued the item to the June 9, 2016 meeting in order to provide the applicant with time to address concerns related to height, bulk and mass as viewed from Olympic Boulevard, and parking.

Since the April 28, 2016 meeting, the project applicant has submitted revised plans. Staff and the City's environmental consultant require additional time to analyze the revised project and request that the item be continued to the scheduled June 23, 2016 Planning Commission meeting.

Attachment(s):

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NEXT STEPS

It is recommended that the Planning Commission conduct the public hearing and continue the item to the scheduled June 23, 2016 meeting.

Report Reviewed By:

A handwritten signature in blue ink, appearing to read "Masa Alkire".

Masa Alkire, AICP, Principal Planner