



PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2010-1554-DB-SPP	ENV-2012-110-EIR (SCH No. 2012031014)	13 - O'Farrell
PROJECT ADDRESS:		
1601-1605 N Hobart Boulevard, 1600-1608 N Serrano Avenue,		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
William Harris, Hollywood Housing Corp. Rep.: Christopher Murray, Rosenheim & Assoc., Inc. 21600 Oxnard Street #630 Woodland Hills, CA 91367	818-716-2689	chris@raa-inc.com
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Four(4) Appeals filed. Please see attached.		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Blake Lamb	213-978-1167	blake.lamb@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>The site is comprised of three (3) lots; two (2) lots are located along Serrano Avenue and one (1) lot is located on Hobart Boulevard. The project proposes the demolition of four (4) existing two-story apartment buildings and the relocation of two (2) existing 1-story bungalow structures to a location along Serrano Avenue. The two bungalow structures contain three (3) dwelling units which would remain. The project also involves the construction of a new 51-unit multi-family building with a maximum height of 45 feet. At the ground level and above, the 51-unit project is designed as two residential buildings with a shared subterranean level of parking. The subterranean parking level would contain 56 parking stalls. The project would result in total of 54 dwelling units with approximately 46,353 square feet of floor area. All the proposed units would be reserved as affordable units excluding one (1) unrestricted manager's unit.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

See attached document (Los Angeles City Planning Commission's Approval - Determination Letter dated June 3, 2015)

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

Not applicable

FINAL ENTITLEMENTS NOT ADVANCING:

On- and off-menu density bonus, specific plan project permit

ITEMS APPEALED:

SPP - Project Permit Compliance Review
 ENV-2012-110-EIR, SCH#2012031014

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other _____	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other _____	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):

FISCAL IMPACT STATEMENT:

Yes

No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:

May 14, 2015

COMMISSION VOTE:

5 -0

LAST DAY TO APPEAL:

June 18, 2015

APPEALED:

Yes

TRANSMITTED BY:

James K. Williams

TRANSMITTAL DATE:

JUN 22 2015



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300
www.lacity.org/PLN/index.htm

CASE: CPC-2010-1554-DB-SPP
CEQA: ENV-2012-110-EIR

LIST OF APPELLANTS:

APPELLANT #1

Charles J. Fischer
140 S. Avenue 57
Highland Park, CA 90042

323-256-3593

arroyoseco@hotmail.com

APPELLANT #2

Doug Haines, La Mirada Ave. NHA
Rep.: Robert Silverstein Law Firm
215 N. Marengo Avenue
Pasadena, CA 91101-1504

626-449-4200

APPELLANT #3

William Zide
1750 N. Serrano Avenue #604
Los Angeles, CA 90027

323-466-3353

billzide@aol.com

APPELLANT #4

David Bell
4317 Kingswell Avenue
Los Angeles, CA 90027

213-814-9127

dlawrencebell@gmail.com