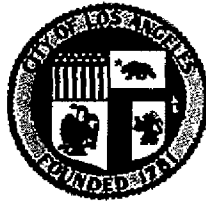


HOLLY L. WOLCOTT
CITY CLERK

SHANNON HOPPES
EXECUTIVE OFFICER

When making inquiries relative
to this matter, please refer to
the Council File No. **17-0649**

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information: (213) 978-1133
FAX: (213) 978-1040

BRIAN WALTERS
DIVISION MANAGER

clerk.lacity.org

CPC-2016-4316-DB-1A
Council District Four

July 14, 2017

**NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND INTERESTED
PARTIES WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, August 8, 2017** at approximately **2:30 PM** or soon thereafter in the Edward R. Roybal Board of Public Works Session Room, Room 350, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider a Categorical Exemption (CE) pursuant to California Environmental Quality Act Guidelines Section 15332, and Article III, Section One, Class 32 of the City CEQA Guidelines and related CEQA findings, report from the Los Angeles City Planning Commission (LACPC), and appeals filed by Dan Wells and Pharlapp Enterprises LLC; 5546 Melrose LLC and Woodrow Jackson; and, Tracey Clarke (Representative: Beth Dorris, Law Offices of Beth S. Dorris) from the determination of the LACPC in approving CE No. ENV-2016-4317-CE for a 35 percent Density Bonus (with a set aside of 11 percent of the base density, five units, for Very Low Income Households) and two On-Menu Incentives consisting of:

- a. an incentive to increase of the Floor Area Ratio (FAR) to 2.02:1 in the C2-1VL Zone and 4.05:1 in the R3-1 Zone in lieu of the otherwise permitted 1.5:1 and 3:1 FAR, respectively, pursuant to LAMC Section 12.21.1-A; and,
- b. an incentive to permit the averaging of FAR, density, parking, open space, and access from the C2-1VL Zone to the R3-1 Zone,

in connection with the construction, use, and maintenance of a new two- to five-story, approximately 43,078 square-foot mixed-use building consisting of 52 residential dwelling units and approximately 5,500 square-feet of commercial area, that will set aside five units for Very Low Income Households, with the building approximately 56-feet in height and five-stories of residential dwelling units above ground floor commercial, with parking provided at grade level and within one subterranean level of parking, providing 76 automobile parking spaces (24 commercial and 52 residential) and a total of 64 bicycle parking spaces, for the property located at 5570 West Melrose Avenue and 647 North Beachwood Drive, subject to modified Conditions of Approval.

Applicant: Crescent Capital Partners

Representative: Dana Sayles, three6ixty

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012. In addition, you may view the contents of Council file No. 17-0649 by visiting: <http://www.lacouncilfile.com>

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

Zina H. Cheng
Deputy City Clerk
Planning and Land Use Management Committee
clerk.plumcommittee@lacity.org
(213) 978-1537

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.