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# City of Los Angeles CALIFORNIA



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When making inquiries relative  
to this matter, please refer to  
the Council File No. 18-0193-S1

March 23, 2018

CPC-2016-1954-CU-MCUP-DB-SPP-SPR  
Council District 13

## **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, April 17, 2018** at approximately **2:30 PM** or soon thereafter in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Statutory Exemption pursuant to Public Resources Code Section 21155.1 as a Sustainable Communities Project, Mitigated Negative Declaration (MND), Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC), and an appeal filed by Michael Gullickson and Josiah Kosier (Representative: Tim McGinity, Esq. and Andrea Schoor, Esq., Allen Matkins Leck Gamble Mallory and Natsis LLP) from the determination of the LACPC in adopting MND No. ENV-2016-1955-MND, and approving the following:

1. Conditional Use to increase the density greater than the maximum permitted in the Los Angeles Municipal Code Section 12.22 A.25 to 57.5 percent over the entire Project Site in order to permit 87 dwelling units, in lieu of 55 dwelling units;
2. Density bonus setting aside 11 units, or 20 percent of the dwelling units as Restricted Affordable Units with the following two On-Menu incentives:
  - a. 3 :1 Floor Area Ratio (FAR) over the entire Project Site, in lieu of the permitted 1:1 FAR in the C4-1D zoned portion of Subarea A and the 2:1 FAR for a Mixed-Use Project in Subarea B;
  - b. Averaging FAR, density, parking, open space and permitting vehicular access within the C4-1D and R3-1 Zones and Subareas A and B;
3. Project Compliance Review with the Vermont/Western SNAP Transit Oriented District Specific Plan;
4. Site Plan Review for a project, which creates, or results in an increase of 50 or more dwelling units;
5. Master Conditional Use for the sale and/or dispensing of a full-line of alcoholic beverage for on-site and off-site consumption for a maximum of three commercial establishments within 6,000 square feet of commercial floor area;

for the demolition of a gas station, a one-story single-family residence and a one-story duplex; and the construction of a 97,334 square-foot, five-story mixed-use project that includes 87 residential units and approximately 6,000 square feet of ground floor commercial, measuring 60 feet in height, with 87 units, 20 percent or 11 units being set aside as Restricted Affordable Units for Very Low Income households, providing a total of 112 parking spaces located on the ground level and in one subterranean parking level, located in the C4-1D and R3- 1 Zones within Subareas A (Neighborhood Conservation) and B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan, located at 1860, 1868 North Western Avenue and 5440, 5446, 5448 West Franklin Avenue, subject to modified Conditions of Approval.

Applicant: Damon Porter, Western and Franklin, LLC

Representative: Craig Lawson, Craig Lawson & Co., LLC; and Aaron Green, Afriat Consulting

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. 18-0193-S1 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.

Sharon Dickinson

Deputy City Clerk, Planning and Land Use Management Committee

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**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.

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CPC-2016-1954-CU-MCUP-DB-  
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