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November 10, 2022

CPC-2020-4296-CU-DB-SPP-SPR-VHCA-PHP-1A
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 **telephonically** on **Tuesday, December 6, 2022** at approximately **2:00 P.M.**, or soon thereafter, to consider the following: Statutory Exemption from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21155.1; report from the Los Angeles City Planning Commission (LACPC), and an Appeal filed by Susan Winsberg, Franklin Corridor Communities, from the determination in part of the LACPC in approving a Conditional Use, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), for a total of 115-percent Density Bonus for a Housing Development Project in which the density increase is greater than the maximum permitted in LAMC Section 12.22 A.25, allowing a total of 200 dwelling units in lieu of 93 base density as otherwise permitted in the [Q]R5-2 and R4-2 Zones; approving a Specific Plan Project Permit Compliance Review with Conditions, pursuant to LAMC Section 11.5.7 C, for the demolition of existing improvements and trees for the construction, use, and maintenance of a 17-story, 200-unit residential building within Subarea C of the Vermont/Western Transit Oriented District Station Neighborhood Area Plan (SNAP) Specific Plan; and, approving a Site Plan Review, pursuant to LAMC Section 16.05, for a development project which creates, or results in an increase of 50 or more dwelling units; for the demolition of an existing two-story commercial structure, a three-story 14-unit apartment building, associated surface parking, a vacant lot, and removal of 27 non-protected on-site and off-site trees; and the construction of a 200-unit apartment building with 40 units restricted to Very Low-Income Households, on an approximately 37,135 square-foot (0.85 acre) site within Subarea C of the Vermont/Western SNAP Specific Plan; the proposed project includes a 17-story, 200-foot residential tower, with two subterranean parking levels, and a total of 222,234 square feet of floor area resulting in a floor area ratio of 6.0:1; the project will provide 265 vehicular parking spaces located in a five-level parking garage, 100 long-term and 13 short-term bicycle parking spaces, 22,897 square feet of usable open space, and 75 on-site and 16 street trees; and, the project will require the export of approximately 59,000 cubic yards of soil; for the properties located at 5600-5606 West Hollywood Boulevard, 1655-1679 North St. Andrews Place, and 5607 West Carlton Way, subject to Modified Conditions of Approval.

On August 16, 2022, the applicant withdrew the request for the Conditional Use for Density Bonus pursuant to LAMC Section 12.24 U.26 and introduced a change to the project description. As such, the revised project description is as follows: the demolition of an existing three-story vacant apartment structure, a two-story structure occupied by an auto body use and associated surface parking, and a vacant lot on an approximately 37,135 (0.85 acre) square-foot site and the

construction, use, and maintenance of a 14-story, 170 feet in height building containing 150 residential dwelling units, including 15 units set aside for Very Low Income households, and 171,125 square feet of floor area, resulting in a floor area ratio (FAR) of 4.6:1. The Project proposes 208 parking spaces within two subterranean levels and three partial above-ground levels and 91 bicycle parking stalls (76 long-term stalls and 15 short-term stalls).

Therefore, the Planning and Land Use Committee (PLUM) will consider the revised project and the appeal of the Project Permit Compliance Review for the Vermont-Western Corridor Specific Plan pursuant to LAMC Section 11.5.7 C and the Site Plan Review for a project which creates, or results in an increase of 50 or more dwelling units pursuant to LAMC Section 16.05, in conjunction with project utilizing a ministerial 50 percent density bonus pursuant to Government Code Section 65915 and the Department of City Planning Implementation of State Density Bonus Law – AB 2345 and AB 1763 Revised Memorandum dated November 2, 2022. Pursuant to LAMC Section 12.22 A 25 (g)(3), the Requests for Waiver of Modification of any Development Standard(s) Not on the Menu are final as approved by the City Planning Commission on September 30, 2021.

[On June 29, 2021, the City Council considered and approved the Sustainable Communities Project Exemption (SCPE), Case No. ENV-2020-4297-SCPE, for the proposed project through Council File No. 21-0383, with the determination that based on the whole of the administrative record, the proposed project is statutorily exempt from CEQA as a Sustainable Communities Project pursuant to PRC Section 21155.1.]

Applicant: Sean Beddoe, BWC/St. Andrews, LP
Representative: Matt Dzurec, Armbruster Goldsmith and Delvac LLP
Case No. CPC-2020-4296-CU-DB-SPP-SPR-VHCA-PHP-1A
Environmental No. ENV-2020-4297-SCPE

Pursuant to Assembly Bill 361, and due to concerns over COVID-19, this Los Angeles City Council committee meeting will take all public comment by teleconference.

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guides/telecommunications-relay-services-trs>.

If you are unable to telephone-in 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, or submitted through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. **21-0383-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.

For inquiries about the project, contact City Planning staff:

Valentina Knox-Jones (213) 978-1741 valentina.knox.jones@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Candy Rosales (213) 978-1078 clerk.plumcommittee@lacity.org

Candy Rosales
Deputy City Clerk, Planning and Land Use Management Committee

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.