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Council and Public Services Division  
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MAYOR

April 18, 2025

CPC-2022-6064-DB-MCUP-CDO-SPR-HCA-PHP-1A  
ENV-2022-6065-SCEA  
Council District 11

**NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S),  
NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES WITHIN A 300-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 in-person on **Tuesday, May 13, 2025** at approximately **2:00 P.M.**, 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: Sustainable Communities Environmental Assessment (SCEA), No. ENV-2022-6065-SCEA, Mitigation Measures, Mitigation Monitoring Program, and related Environmental findings; report from the Los Angeles City Planning Commission (LACPC); and, an Appeal filed by Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Kylah Staley, Lozeau Drury LLP), from the LACPC's determination in 1) approving pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1, a Main Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption within up to 16,120 square feet of commercial space; 2) approving pursuant to LAMC Section 13.08, a Community Design Overlay (CDO) Compliance review with the design standards and guidelines of the Downtown Westchester CDO; and, 3) approving pursuant to LAMC Section 16.05, a Site Plan Review for a project that creates or results in an increase of 50 or more dwelling units or guest rooms; for the development of a new approximately 416,915-square foot mixed-use building comprised of 489 dwelling units, including six live-work units and 64 dwelling units set aside for Very Low-Income Households, and 16,120 square feet of ground-floor commercial space, the proposed uses would be located within an eight-story building with a maximum height of 96 feet, the Project would provide 549 vehicular parking spaces that would be located within two subterranean parking levels and buffered into the first and second level of the building, in addition, the Project would include approximately 51,385 square feet of open space, including 43,235 square feet of common open space and 8,150 square feet of private open space, as part of the Project, the existing commercial structures totaling 21,911 square feet of floor area would be demolished, the Project would result in a total floor area of approximately 416,915 square feet with a floor area ratio of 4:1; for the properties located at 6136 West Manchester Avenue; and 8651 South La Tijera Boulevard, subject to Conditions of Approval.

Applicant: 6136 Manchester Avenue Apartments, LLC  
Representative: Dana Sayles, three6ixty  
Case No. CPC-2022-6064-DB-MCUP-CDO-SPR-HCA-PHP-1A

AN EQUAL OPPORTUNITY EMPLOYER

Environmental No. ENV-2022-6065-SCEA

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

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/guide/telecommunications-relay-services-trs>.

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, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **25-0287** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

Please be advised that the Planning and Land Use Management 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:**

Michelle Carter

(213) 978-1262

[michelle.carter@lacity.org](mailto:michelle.carter@lacity.org)

**For inquiries about the meeting, contact City Clerk staff:**

Candy Rosales

(213) 978-1078

[clerk.plumcommittee@lacity.org](mailto: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.