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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
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PATRICE Y. LATTIMORE  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

February 5, 2024

ENV-2022-5108-SCEA  
Council District 6

## **NOTICE TO APPLICANT(S), OWNER(S), OCCUPANT(S), AND INTERESTED PARTIES** **WITHIN A 100-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, February 20, 2024**, 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-2022-5108-SCEA, Mitigation Monitoring Program prepared for the SCEA, and related California Environmental Quality Act (CEQA) findings; report from the Department of City Planning relative to compliance with the CEQA requirements for the use of a SCEA, as authorized by Public Resources Code (PRC) Section 21155.2(b), for the future consideration of the development of the project identified as Planning Case No. DIR-2022-5107-TOC-SPR-VHCA; for the determination that the proposed project is a transit priority project, as defined by PRC Section 21155, that is consistent with the general use designations, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG); contains more than 50 percent residential; provides a minimum net density greater than 20 units an acre; and is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan; the proposed project is a residential or mixed-use project as defined by PRC Section 21159.28(d), that incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior environmental reports, including SCAG's 2016-2040 RTP/SCS and 2020-2045 RTP/SCS Program Environmental Impact Reports; all potentially significant or significant effects required to be identified and analyzed pursuant to CEQA in an initial study have been identified and analyzed in an initial study; and with respect to each significant effect on the environment required to be identified in the initial study, changes or alterations have been required in or incorporated into the project that avoids or mitigates the significant effects to a level of insignificance; mitigation measures will be made enforceable conditions on the Project; the Project consists of the construction of a 268,770 square-foot, 405 unit (including 41 affordable housing units, which is 10 percent of the total Project units) residential development comprised of a six-story structure with three subterranean parking levels with a maximum height of 66 feet, the 94,951 square foot Project Site is currently vacant, the Project would incorporate approximately 32,866 square feet of open space and recreational amenities, including approximately 18,496 square feet of exterior common open space and approximately 6,820 square feet of interior common open space, additionally, the Project would include

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approximately 7,550 square feet of private open space in the form of balconies, the Project would provide 556 total vehicular parking spaces and 194 bicycle parking spaces (176 long-term and 18 short-term.), upon completion, the Project would have a maximum floor area ratio of 3.18:1; for the properties located at 6728 North Sepulveda Boulevard; 6715 North Columbus Avenue.

Applicant: Leon Benrimon, Uncommon Developers  
Representative: Olivia Joncich, Rand Paster & Nelson LLP  
Case No. DIR-2022-5107-TOC-SPR-VHCA

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.

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 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. **23-0893** 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.

<b>For inquiries about the project, contact City Planning staff:</b> Trevor Martin (213) 978-1341 <a href="mailto:trevor.martin@lacity.org">trevor.martin@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b> Candy Rosales (213) 978-1078 <a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

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.