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August 9, 2024

ENV-2020-5078-CE
Council District 1

NOTICE TO APPLICANT(S), APPELLANT(S), AND INTERESTED PARTIES

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, August 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: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and related CEQA findings; report from the Los Angeles City Planning Commission (LACPC); and an appeal filed by Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Richard Drury, Lozeau Drury LLP), from the LACPC's determination in approving a Categorical Exemption as the environmental clearance for the construction, use, and maintenance of a seven-story, mixed-use building containing approximately 105,620 square-feet of floor area, comprised of 13,046 square-feet of commercial floor area and 88,398 square-feet of residential floor area, on a 29,058 square-foot site, resulting in a Floor Area Ratio (FAR) of 3.63:1. The Project includes the demolition of two, one-story commercial buildings and a surface level parking lot. The Project will include 100 dwelling units, 10 of which will be reserved for Extremely Low Income Households. The building will rise to a maximum height of approximately 92 feet. A total of 72 vehicle parking spaces, 125 long-term bicycle parking spaces, and 32 short-term bicycle parking spaces will be provided within the subterranean parking garage, the ground floor, and the second floor. The Project includes 16,478 square-feet of open space, consisting of a 2,066 squarefoot gym on the second floor, a 4,466 square-foot courtyard and a 977 square-foot community hall on the third floor, a 7,219 square-foot roof deck, and 1,750 square-feet of private open space. Additionally, the Project requires the export of 21,400 cubic yards of earth and the removal of one non-protected tree on-site with a trunk diameter greater or equal to eight inches; for the properties located at 550 South Union Avenue; and 1701, 1709, 1715, 1717, 1717 ½ West 6th Street.

Applicant: Benbaroukh, LLC
Representative: Hamid Gabbay, Gabbay Architects
Case No.: DIR-2021-7344-TOC-SPR-HCA
Environmental Case No.: ENV-2020-5078-CE
Related Case Nos.: DIR-2021-7344-TOC-SPR-HCA-1A; ENV-2020-5078-CE-1A

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/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.

In addition, you may view the contents of Council file No. **23-0952** by visiting: 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:

Erick Morales

(213) 202-5440

erick.morales@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.