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April 18, 2025

CPC-2024-480-DB-SPR-VHCA-1A
ENV-2024-481-CE
Council District 13

**NOTICE TO OWNER(S), APPLICANT(S), APPELLANT(S), ADJACENT/ABUTTING,
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: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, 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 determination of the LACPC in approving a Site Plan Review, pursuant to Los Angeles Municipal Code Section 16.05, for a development project that creates, or results in an increase of 50 or more dwelling units; for the demolition of an existing 6,690 square-foot commercial building, an existing 6,633 square-foot institutional building, and an associated surface parking lot and the construction of a seven-story mixed-use residential and commercial building consisting of 112 dwelling units and 2,875 square-feet of commercial retail uses; resulting in a total floor area of 91,665 square-feet, the project will have a height of 86 feet, six inches and a floor area ratio of 3.71:1, the project proposes 60 automobile parking spaces provided on-site at ground level and within a subterranean level and 93 bicycle parking spaces (83 long-term and 10 short-term) would be provided on-site at ground level, the proposed unit mix consists of 42 studio units, 61 one-bedroom units, and nine two-bedroom units, there are two existing Street Trees in the public right-of-way adjacent to the project site, the project will retain both existing Street Trees and plant an additional 29 trees onsite, there are four non-protected trees on-site proposed for removal and no existing Protected Trees on-site, development of the project would require the cut and export of approximately 11,000 cubic yards of soil, no import or fill is proposed, the project is required to provide 11,425 square-feet of open space and is voluntarily providing a total of 15,064 square feet of open space; for the properties located at 7014 - 7022 West Sunset Boulevard; and 1438 - 1446 North Sycamore Avenue, subject to Conditions of Approval.

Applicant: Sycamore Corner LLC
Representative: Kyndra Casper, DLA Piper LLP
Case No. CPC-2024-480-DB-SPR-VHCA-1A

AN EQUAL OPPORTUNITY EMPLOYER

Environmental No. ENV-2024-481-CE

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.

In addition, you may view the contents of Council file No. **25-0293** 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:

Dylan Lawrence

(213) 978-1182

dylan.lawrence@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.