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November 9, 2023

CPC-2021-10345-DB-SPP-SPR-WDIHCA-1A
ENV-2021-10346-CE-1A
Council District 4

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 in-person on **Tuesday, December 5, 2023** 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:

Council file No. 23-1084

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, and related CEQA findings; report from Los Angeles City Planning Commission (LACPC); and, Appeals filed by: 1) Studio City Residents Assoc. / Barry Johnson (Representative: Barry Johnson), and 2) Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Marjan Kris Abubo), from the determination of the LACPC in 1) approving a Project Permit Compliance Review, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC), for a project within the Ventura/Cahuenga Boulevard Corridor Specific Plan; and 2) approving a Site Plan Review, pursuant to Section 16.05 of the LAMC, for a project with 50 or more dwelling units; for the construction, use and maintenance of a new multi-family residential building with 129 dwelling units, including 17 units set aside for Very Low Income Households, the proposed building will have approximately 117,000 square feet of floor area and will reach a maximum height of 75 feet with setbacks at the upper floors at the rear of the building, the proposed project will provide 145 parking spaces, 43 of which will be compact spaces, parking is provided within a partially subterranean garage, the proposed project will provide a publicly accessible path between Arch Drive and the Los Angeles River path; for the properties located at 4260 North Arch Drive; and 11201 West Ventura Boulevard, subject to Modified Conditions of Approval.

Applicant: Universal City Guest Home, L.P. / Ervin Cohen & Jessup, LLP
Representative: Jonathan Riker, Veneable, LLP
Environmental No. ENV-2021-10346-CE

Council file No. 23-1084-S1

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332 Class 32 (Urban Infill), and related CEQA findings; report from Los Angeles City Planning Commission (LACPC); and, an Appeal filed by Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Marjan Kris Abubo), from the LACPC's determination in approving a Categorical Exemption as the environmental clearance for the construction, use and maintenance of a new multi-family residential building with 129 dwelling units, including 17 units set aside for Very Low Income Households, the proposed building will have approximately 117,000 square feet of floor area and will reach a maximum height of 75 feet with stepbacks at the upper floors at the rear of the building, the proposed project will provide 145 parking spaces, 43 of which will be compact spaces, parking is provided within a partially subterranean garage, the proposed project will provide a publicly accessible path between Arch Drive and the Los Angeles River path; for the properties located at 4260 North Arch Drive; and 11201 West Ventura Boulevard.

Applicant: Universal City Guest Home, L.P. / Ervin Cohen & Jessup, LLP
Representative: Jonathan Riker, Veneable, LLP
Case No. CPC-2021-10345-DB-SPP-SPR-WDI-HCA-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. **23-1084** and **23-1084-S1** 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:		
David Woon	(213) 978-1368	david.woon@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.