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October 13, 2023

CPC-2022-7047-CU-DB-SPR-HCA-1A
CPC-2022-7047-CU-DB-SPR-HCA
Council District 13

**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, November 7, 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. 23-0673

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 the Los Angeles City Planning Commission (LACPC), and an Appeal filed by Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Amalia Bowley Fuentes, Lozeau Drury LLP), from the determination of the LACPC, in approving a Conditional Use Permit, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), to allow a Density Bonus for a housing development project in which the density increase is greater than the 35 percent otherwise permitted by LAMC Section 12.22 A.25; and, approving a Site Plan Review, pursuant to LAMC Section 16.05, for a project that results in an increase of 50 or more dwelling units and/or guest rooms; for the demolition of two existing commercial buildings and one surface parking lot for the development of a seven-story mixed-use building with 151 dwelling units (17 units set aside for Very Low Income Households) and 3,690 square feet of ground floor commercial uses. The proposed building is 87 feet in height, has 143,295 square feet of floor area and 87 vehicle parking spaces (80 residential parking spaces and seven commercial parking spaces); for the properties located at 1200 - 1218 North Vine Street and 6245 - 6247 West Lexington Avenue, subject to Conditions of Approval.

Applicant: Vine Street Los Angeles Apartments, LLC, Attn: Megan M. Slocum & Henry Antenen
Representative: Dana Sayles, ThreeSixty
Environmental No. ENV-2022-7048-CE

Council file No. 23-0673-S1

Sustainable Communities Project Exemption (SCPE), No. ENV-2023-4989-SCPE, and related California Environmental Quality Act (CEQA) findings; and report from the Los Angeles City Planning Commission relative to determining that the proposed project, Case No. CPC-2022-

7047-CU-DB-SPR-HCA, is statutorily exempt from the CEQA pursuant to Public Resources Code (PRC) Section 21155.1, and qualifies as a transit priority project pursuant to PRC Section 21155(b) that is declared to be a Sustainable Communities Project, which by definition means that the proposed project is consistent with the general land use designations, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy prepared by the Southern California Association of Governments pursuant to PRC Section 21155(a); and 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 per PRC Section 21155(b); and, that meets all criteria of Subdivisions (a) and (b), including environmental criteria, land use criteria, and at least one criteria (affordable housing) of Subdivision (c) of PRC Section 21155.1; which involves the demolition of two existing commercial buildings and one surface parking lot for the construction of a new seven-story mixed-use building with 151 dwelling units (17 units set aside for Very Low Income Households). The proposed building is 87 feet in height and has 143,295 square feet of floor area. The project includes 3,690 square feet of commercial ground floor uses and 87 vehicle parking spaces; for the properties located at 1200 - 1218 North Vine Street and 6245 - 6247 West Lexington Avenue.

Applicant: Vine Street Los Angeles Apartments, LLC
Applicant Representative: Dana Sayles, ThreeSixty
Case No. CPC-2022-7047-CU-DB-SPR-HCA-1A
Environmental No. ENV-2023-4989-SCPE

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. **23-0673** and **23-0673-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:

Stephanie Escobar

(213) 978-1492

stephanie.escobar@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.