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clerk.lacity.org

When making inquiries relative to
this matter, please refer to the
Council File No.
21-0593

June 10, 2021

ZA-2020-2164-ELD-SPR-1A
ENV-2020-2165-CE
Council District 5

NOTICE TO APPELLANT(S), APPLICANT(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 **telephonically** on **Tuesday, June 15, 2021** at approximately **2:00 PM** or soon thereafter to consider the following: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15332, Class 32 (In-Fill Development Projects) of the CEQA Guidelines, and related CEQA findings; and communication from the Central Los Angeles Area Planning Commission (CLAAPC) regarding the CLAAPC's determination in denying the three partial appeals filed by Nikki Vescovi (839 Holt Townhomes Association), Shelly Lavin, Kyle Miller, Jeremiah Loeb, Andrea Ward, Erica Goldberg, Angela Efros and P. Dumican (Appellants No. 1); Cheryl Holstrom (Appellant No. 2); and Daniel Sidis (Representative: Joshua Greer, Berger Greer, LLP) (Appellant No. 3), and sustaining the Zoning Administrator's determination dated February 9, 2021; approving a Categorical Exemption as the environmental clearance for the project, approving an Eldercare Facility Unified Permit for the construction, use, and maintenance of an Eldercare Facility/Dementia Care Housing in the [Q]R3-1-O Zone pursuant to Los Angeles Municipal Code (LAMC) Section 14.3.1; approving a Site Plan review for a development which creates or results in an increase of 50 or more dwelling units or guest rooms, or 50,000 gross square feet or more of nonresidential floor area, pursuant to LAMC Section 16.05; and, adopting the Findings and modified Conditions of Approval; for the demolition and removal of three two-story duplexes (one duplex in each of three lots, for a total of six dwelling units), and the construction, use, and maintenance of an approximately 57,680 square-foot Eldercare Facilities development consisting of both assistive living and Alzheimer's/Dementia uses; the proposed Eldercare Facility will contain 80 guest rooms, of which 62 guest rooms will be designated for Assisted Living Care, and 18 guest rooms will be designated for Alzheimer's/Dementia Care; the proposed 5-story building will have a total Floor Area Ratio (FAR) of 5.06:1, and will have a maximum height of 58 feet; for the property located at 825-837 Holt Avenue. (On June 9, 2021, the City Council adopted Motion [Koretz – Raman], pursuant to Charter Section 245, asserting jurisdiction over the April 27, 2021 [Letter of Determination dated May 26, 2021] of the CLAAPC.)

Applicant: Applicant: Daniel Kianmahd, The Panorama Group, Inc.
Representative: Stephen Kia, Urban Concepts

Case No. ZA-2020-2164-ELD-SPR-1A

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, this Los Angeles City Council committee meeting will be conducted telephonically.

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.

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.

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 telephone-in 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 at: LACouncilComment.com

In addition, you may view the contents of Council file No. [21-0593](#) 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:		
Alexander Truong	(213) 978-3308	alexander.truong@lacity.org
For inquiries about the meeting, contact City Clerk staff:		
Armando Bencomo	(213) 978-1080	clerk.plumcommittee@lacity.org

Armando Bencomo
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.