

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to appeals filed for an Eldercare Facility Unified Permit and a Site Plan Review for the property located at 825-847 Holt Avenue.

Recommendations for Council action:

VETO and REMAND the matter to the Central Los Angeles Area Planning Commission (CLAAPC) for further review and consideration of its determination to deny three appeals filed by: (1) Nikki Vescovi (on behalf of 839 Holt Townhomes Association) and Shelly Lavin, Kyle Miller, Jeremiah Loeb, Andrea Ward, Erica Goldberg, Angela Efros and P. Dumican; (2) Cheryl Holstrom; and (3) Daniel Sidis (Representative: Joshua Greer, Berger Greer, LLP), from the Zoning Administrator's determination approving, pursuant to Section 14.3.1 of the Los Angeles Municipal Code (LAMC), an Eldercare Facility Unified Permit for 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 in the [Q]R3-1-O Zone; and, approving, pursuant to LAMC Section 16.05, a Site Plan Review for the development; for a project that includes 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 the proposed Eldercare Facility, which 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 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 action [Letter of Determination dated May 26, 201] of the CLAAPC.)

Applicant: Daniel Kianmahd, The Panorama Group, Inc.

Representative: Stephen Kia, Urban Concepts

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

Environmental No. ENV-2020-2165-CE

Fiscal Impact Statement: The CLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on June 15, 2021, the PLUM Committee considered a report from the CLAAPC and three appeals filed from the Zoning Administrator's determination approving an Eldercare Facility Unified Permit and a Site Plan Review for a proposed

project located at 825-847 Holt Avenue. After providing an opportunity for public comment, the Committee recommended to veto and remand the matter to the CLAAPC for further review and consideration. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

AXB
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