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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**  
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Los Angeles, CA 90012  
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PATRICE Y. LATTIMORE  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

October 22, 2021

ENV-2020-7353-EAF-1A  
Council District 4

## **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** during a Special Meeting on **Tuesday, November 2, 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) of the CEQA Guidelines, and related CEQA findings; report from Department of City Planning, and an Appeal filed by Susan Guralnik, Franklin Corridor Communities (Representative: John Girodo, Franklin Corridor Communities), from the Director of Planning's determination in approving a Categorical Exemption as the environmental clearance for a proposed qualifying Tier 3 Transit Oriented Communities project involving the construction, use, and maintenance of a residential building with a total of 28 units, including three units reserved for Extremely Low Income households for a period of 55 years, and a total floor area of approximately 26,428 square feet for an approximate Floor Area Ratio of 4.5:1; the proposed unit mix consists of 8 loft units, 4 one-bedroom units, and 16 two-bedroom units; the building is proposed to be 65 feet, 9-inches in height, built to six stories plus a roof deck (the measurement of building height may exclude roof structures and equipment as defined by Section 12.21.1 of the Los Angeles Municipal Code), providing a total of 3,304 square feet of open space comprised of 1,300 square feet of private open space and 2,004 square feet of common open space, including the roof deck; the proposed project will have one level of at-grade parking and one level of subterranean parking containing 17 automobile parking spaces and 31 bicycle stalls; for the properties located at 6555-6561 West Franklin Avenue.

Applicant: Erwin One, LLC  
Representative: Heather Lee, Ketter and Associates  
Related Case: DIR-2020-7352-TOC-HCA

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 through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **21-0627** by visiting: [www.lacouncilfile.com](http://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.

<b>For inquiries about the project, contact City Planning staff:</b>		
Kevin Golden	(213) 978-1396	<a href="mailto:kevin.golden@lacity.org">kevin.golden@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b>		
Armando Bencomo	(213) 978-1080	<a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

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.