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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**  
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PATRICE Y. LATTIMORE  
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[clerk.lacity.org](http://clerk.lacity.org)

January 7, 2022

ENV-2020-2165-CE-1A  
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, January 18, 2022** at approximately **2:00 P.M.**, 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; report from Central Los Angeles Area Planning Commission (CLAAPC), and an Appeal filed by Daniel Sidis (Representative: Jamie T. Hall, Channel Law Group, LLP), from the determination of the CLAAPC in approving a Categorical Exemption as the environmental clearance for a proposed project involving the demolition and removal of three duplexes, and the construction, use, and maintenance of an approximately 56,796 square-foot Eldercare Facilities development consisting of both assisted 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 five-story building will have a total Floor Area Ratio (FAR) of 4.99:1 and a maximum height of 58 feet, with the following deviations: a) a maximum of 80 guest rooms in lieu of the otherwise permitted 36 guest rooms pursuant to the Los Angeles Municipal Code (LAMC) Section 12.10 C.4; b) a maximum FAR of 4.99:1 (basement parking though 5th floor) in lieu of the otherwise permitted 3:1 FAR pursuant to LAMC Section 12.21.1; c) a maximum building height of 58 feet in lieu of the otherwise maximum 45 feet pursuant to LAMC Section 12.21.1; d) a continuous width of the exterior walls fronting Holt Avenue to exceed 40 feet without a change in plane as otherwise required pursuant to Ordinance No. 167,335; e) a 10-foot front yard in lieu of the otherwise required 20-foot front yard pursuant to Ordinance No. 167,335; f) six-foot side yards in lieu of the otherwise required 8-foot side yards pursuant to Ordinance No. 167,335; and, g) waiver of the long-term bicycle parking requirements otherwise required pursuant to LAMC Section 12.21 A.16(a)(2); for the property located at 825-837 Holt Avenue.

Applicant: Daniel Kianmahd, The Panorama Group, Inc.  
Representative: Stephen Kia, Urban Concepts  
Related Case: ZA-2020-2164-ELD-SPR-1A

Pursuant to Assembly Bill 361, and due to concerns over COVID-19, this Los Angeles City Council committee meeting will take all public comment by teleconference.

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. **21-0593-S1** 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>		
Jonathan Hershey	(213) 978-1212	<a href="mailto:jonathan.hershey@lacity.org">jonathan.hershey@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.