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August 12, 2022

APCC-2019-4338-SPE-CU-CUB-SPP-1A
ENV-2019-4339-MND
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 **telephonically** on **Tuesday, September 6, 2022** at approximately **2:00 P.M.**, or soon thereafter, to consider the following: Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15074(b), and related CEQA findings; report from Central Los Angeles Area Planning Commission (CLAAPC), and appeal filed by Doug Haines, joint with La Mirada Ave. Neighborhood Association from the determination of the CLAAPC, in approving: 1) a Conditional Use Permit to allow a hotel within 500 feet from a Residential Zone; 2) a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within 36 hotel rooms (minibars) and a rooftop bar/lounge; 3) a Specific Plan Exception from Section 9.A.1 of the Vermont/Western SNAP to allow commercial uses above the ground-floor and from Section 9.C of the Vermont/Western to allow the proposed building to exceed the Transitional Height limits for a project abutting a Subarea A lot; and, 4) a Project Permit Compliance to allow for the demolition of an existing two-story duplex and surface parking lot, and the construction, use, and maintenance of a new four-story (60-foot), mixed-use boutique hotel with 36 guest rooms, 10 residential apartment units, and an at-grade parking level with one subterranean level, the project will reserve two units as affordable, including one Very Low Income Household unit and one Low Income Household unit, it will include 47 overall parking spaces with a maximum of 12 residential parking spaces (including two guest spaces) designated for the proposed apartments, 24 bicycle parking spaces, and 1,343 square feet of open space, the site is located on a 14,478 square-foot lot that would include 26,080 square feet of total floor area with a Floor Area Ratio of 1.8:1, there are four existing trees on the site, which are all unprotected fruit trees that would be removed as part of the project scope for the property located at 1530 North Western Avenue (1524-1530 North Western Avenue and 5446 West Harold Way), subject to modified Conditions of Approval.

Applicant: Phil Patel
Representative: Eric Lieberman, QES, Inc.
Case No. APCC-2019-4338-SPE-CU-CUB-SPP-1A
Environmental No. ENV-2019-4339-MND

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.

In addition, you may view the contents of Council file No. **22-0023** 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:		
Valentina Knox-Jones	(213) 978-1741	valentina.knox.jones@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.