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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**  
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August 26, 2022

ENV-2021-3327-SCEA  
Council District 5

## **NOTICE TO 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: Sustainable Communities Environmental Assessment (SCEA), No. ENV-2021-3327-SCEA, Errata to the SCEA, Mitigation Measures, Mitigated Monitoring and Reporting Program, and related California Environmental Quality Act (CEQA) findings; report from the Department of City Planning relative to compliance with the CEQA requirements for the use of a SCEA, as authorized by Public Resources Code (PRC) Section 21155.2, for the future consideration of the development of the project identified as Planning Case Nos. DIR-2021-3324-CLQ, DIR-2021-3326-TOC-SPR-VHCA, and VTT-83358-CN; for the determination that the proposed project is a transit priority project, as defined by PRC Section 21155, that has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior Environmental Impact Reports (EIR), including the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy Program EIR, SCH No. 2019011061, for a proposed demolition of the existing two-story commercial building and surface parking lots to develop an eight-story mixed-use building with 242 residential dwelling units and 10,900 square feet of commercial space fronting Wilshire Boulevard; the Project would set aside 25 dwelling units for Extremely Low Income Households; the Project would encompass a total floor area of 260,000 square feet resulting in a Floor Area Ratio (FAR) of 3.54:1 and would have a maximum building height of 105 feet; the northern lots and Carling Way (which would be merged into the Project Site through Case No. VTT-83358-CN) would be redeveloped into a 16,822 square-foot green belt that would be utilized as a publicly-accessible common open space; the Project would provide 26,350 square feet of open space which includes the green belt, a courtyard, roof deck, private balconies, and amenity rooms; the Project would comprise of 293 residential parking spaces located within two subterranean levels and one above-grade level, and 30 commercial parking spaces located on the ground level; designated driveways would provide ingress and egress for residential and commercial parking and would be located along South Citrus Avenue; the Project would also provide 164 bicycle spaces (143 long-term and 21 short-term); for the properties located at 5001 Wilshire Boulevard, 671-677 South Highland Avenue, and 668 South Citrus Avenue.

Applicant: Wilshire Springs, LLC

Representative: Jamie Poster and Jon Meyer, Craig Lawson & Co., LLC

Case Nos. DIR-2021-3324-CLQ, DIR-2021-3326-TOC-SPR-VHCA, and VTT-83358-CN

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/guides/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. **22-0453** by visiting: <http://www.lacouncilfile.com>.

Please be advised that the PLUM 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:**

David Woon

(213) 978-1368

[david.woon@lacity.org](mailto:david.woon@lacity.org)

**For inquiries about the meeting, contact City Clerk staff:**

Candy Rosales

(213) 978-1080

[clerk.plumcommittee@lacity.org](mailto: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.