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CPC-2021-2908-ZC-HD-ZAD-WDI-SPR-1A
ENV-2021-2909-MND
Council Districts 5 and 13

October 21, 2022

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 on **Tuesday, November 1, 2022** at approximately **2:00PM** 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 the Los Angeles City Planning Commission (LACPC) and Appeal filed by Melrose Avenue Owner, LLC, Bardas Investment Group (Representative: Kyndra Casper/Karen Hallock, DLA Piper LLP) from the LACPC's determination in approving a Zone and Height District Change from C4-1XL and CM-1VL to (T)(Q)CM-2D for Lots 21-23 of the project site; dismissing a Zoning Administrator's Determination to allow the project to exceed the maximum Transitional Height requirement otherwise permitted by the provisions of Los Angeles Municipal Code Section 12.21.1 A.10, for a maximum building height of 77 feet and nine inches; approving a Waiver of Dedication and/or Improvement to waive a three-foot street widening along Seward Street; denying a Waiver of Dedication and/or Improvement to waive a three-foot dedication along Melrose Avenue and a 15-foot and 15-foot corner cut or 20-foot radius property line return at the intersection of Melrose Avenue and Seward Street, in accordance with Avenue II standards, and a five-foot dedication along Seward Street, in accordance with Local Street standards; and approving a Site Plan Review for a development project which creates, or results in an increase of 50,000 square feet or more of nonresidential floor area for the demolition of an existing one-story commercial building and surface parking lot, and the construction, use, and maintenance of a 67,889 square-foot, five-story office-retail building, which will include 67,242 square feet of office space and 647 square feet of retail space, will rise to a maximum height of approximately 77 feet and nine inches (73 feet and six inches to the top of the parapet), provide 168 vehicular parking spaces and 26 bicycle parking spaces on the ground floor and two subterranean levels, and with the addition of the existing building floor area that will remain on Lots 18-20 (developed with two, two-story commercial buildings) the Project proposes a Floor Area Ratio of 1.88 to 1; for the properties located at 6101 - 6117 West Melrose Avenue; and 713 - 735 North Seward Street, subject to Modified Conditions of Approval.

Applicant: Melrose Avenue Owner, LLC, Bardas Investment Group
Representative: Kyndra Casper/Karen Hallock, DLA Piper LLP

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 www.lacity.org/government/follow-meetings/council-committee-meetings. 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).

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 by email to: clerk.plumcommittee@lacity.org

In addition, you may view the contents of Council file No. **22-1117** 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
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.