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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**  
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November 23, 2022

ENV-2020-4297-SCPE  
Council District 13

## **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, December 6, 2022**, at approximately **2:00 P.M.**, or soon thereafter, to consider the following: Sustainable Communities Project Exemption (SCPE) dated March 2021, No. ENV-2020-4297-SCPE, as revised by Addendum dated November 2022, and report from the Department of City Planning relative to determining that the proposed project, Case No. ENV-2020-4297-SCPE; CPC-2020-4296-CU-DB-SPP-SPR-VHCA-PHP, is statutorily exempt from the California Environmental Quality Act pursuant to Public Resources Code (PRC) Section 21155.1, and qualifies as a transit priority project pursuant to PRC Section 21155(b) that is declared to be a Sustainable Communities Project, which by definition means that the proposed project is consistent with the general use designations, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy prepared by the Southern California Association of Governments pursuant to PRC Section 21155(a); and contains more than 50 percent residential; provides a minimum net density greater than 20 units an acre; and is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan per PRC Section 21155(b); and, that meets all criteria of Subdivisions (a) and (b), including environmental criteria, land use criteria, and at least one criteria (affordable housing) of Subdivision (c) of PRC Section 21155.1; for the demolition and removal of an existing three-story commercial, a two-story 14-unit apartment, associated surface parking, a vacant lot, and 22 non-protected on-site and in the public parkway adjacent the project site, and the construction, use and maintenance of a 150-unit apartment building with 15 units restricted to Very Low Income Households, the unit composition will be 89 one-bedroom units, three one-bedroom units, 58 two-bedroom units, and three two-bedroom townhomes, the proposed building will be 14-story, 170-foot residential tower, as measured from grade to the highest point of the roof parapet, with two subterranean parking levels, the building will contain a total of 171,725 square feet of floor area with a floor area ratio (FAR) of 4.6.0:1, the project will provide 208 vehicular parking spaces located within the two subterranean parking levels and three above grade parking levels, the project will also provide 75 long term bicycle parking spaces in the second above grade level parking garage, at grade with the Hollywood Boulevard street frontage, the project will provide 15 short term bicycle parking spaces at the pedestrian entrance along Hollywood Boulevard and in the parkway along St. Andrews Place, a total of 17,264 square feet of usable open space will be provided, including 6,800 square feet of private balconies, a 2,145 square-foot outdoor social terrace on Level 7, a 2,773 square-foot pool deck on Level 7, a 1,806

square-foot fitness room on Level 7, and a 774 square-foot indoor lounge on Level 7. Level 11 features a 1,153 square foot indoor coworking space and a 773 square foot exterior terrace, and Level 14 features a 2,340 square foot outdoor garden terrace and a 747 square foot indoor lounge. The project is providing 1,570 square feet of landscaping for the tenants, the project will provide 61 new on-site trees inclusive of 16 new street trees, and the project will require the export of approximately 59,000 cubic yards of soil; for the properties located at 5600-5606 West Hollywood Boulevard, 1655-1679 North St. Andrews Place, and 5607 West Carlton Way.

Applicant: Sean Beddoe, BWC/St. Andrews, LP  
Representative: Greg Verabian, AIA; HKS  
Case No. DIR-2020-4296-CU-DB-SPP-SPR-VHCA  
Environmental No. ENV-2020-4297-SCPE

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. **21-0383** 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:**

Valentina Knox-Jones (213) 978-1741 [valentina.knox.jones@lacity.org](mailto:valentina.knox.jones@lacity.org)

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

Candy Rosales (213) 978-1078 [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.