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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**  
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April 7, 2023

APCC-2020-1764-SPE-SPP-SPR-1A  
ENV-2015-310-MND-REC1  
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 in-person on **Tuesday, May 2, 2023** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Mitigated Negative Declaration, No. ENV-2015-310-MND-REC1, Addendum dated July 27, 2021; pursuant to California Environmental Quality Act (CEQA) Guidelines 15162 and 15164, and related CEQA findings, report from the Central Area Planning Commission (CAPC); a report from Department of City Planning regarding recommended revised Conditions of Approval and revised Findings; and, Appeals filed by the following: 1) Coalition for Responsible Equitable Economic Development Los Angeles (CREED LA) joint with Adams, Broadwell, Joesph & Cardozo (Representative: Aiden P Marshall); and, 2) Doug Haines joint with La Mirada Ave. Neighborhood Association (Representative: Robert Silverstein); from the determination of the CAPC in approving a Project Permit Compliance, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC), to allow the addition of three levels of medical office space, containing 95,995 square feet of floor area, on top of the parking structure; approving a Specific Plan Exception, pursuant to LAMC Section 11.5.7 F, for relief from the following Station Neighborhood Area Plan (SNAP) requirements: a. SNAP Section 9.E.3 of the Vermont/Western to allow zero additional parking space requirements; and b. SNAP Section 9.G of the Vermont/Western to allow for the existing Pedestrian Throughway to satisfy the SNAP's requirement in lieu of an additional Pedestrian Throughway; and approving a Site Plan Review, pursuant to LAMC Section 16.05, for a hospital medical use development project that creates 95,995 square feet of non-residential floor area; for the addition/construction of three levels of medical office space, containing 95,995 square feet of floor area, on top of an existing parking structure, the existing parking structure is an extension of the Hollywood Presbyterian Medical Center (HPMC), the existing parking structure contains 562 parking spaces with a height of 43 feet, including five-stories above grade and two subterranean levels, the addition will result in an overall maximum height of 96 feet, 4 inches, the new medical office space would serve the HPMC; for the project located at 1318 North Lyman Place, 4470 - 4494 West De Longpre Avenue, and 1321 - 1323 North Virgil Avenue, subject to Modified Conditions of Approval.

AN EQUAL OPPORTUNITY EMPLOYER

Applicant: CHA Health Systems, Inc.  
Representative: Francis Park, Park and Velayos LLP

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.

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 appear 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. **21-1502** 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>
Valentina Knox-Jones (213) 978-1741 <a href="mailto:valentina.knox.jones@lacity.org">valentina.knox.jones@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b>
Candy Rosales (213) 978-1078 <a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

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.

