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# City of Los Angeles CALIFORNIA



KAREN BASS  
MAYOR

OFFICE OF THE  
CITY CLERK

**Council and Public Services Division**  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
FAX: (213) 978-1079

PATRICE Y. LATTIMORE  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

September 8, 2023

ENV-2020-7605-SCPE  
Council District 1

## **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 in-person on **Tuesday, September 19, 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: Sustainable Communities Project Exemption (SCPE), No. ENV-2020-7605-SCPE, and report from the Department of City Planning relative to determining that the proposed project, Case Nos. DIR-2020-7604-SPR-TOC-HCA; VTT-83227-CN-HCA, 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 land 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 surface parking lot from the Project Site and development of the site with a seven-story, 119,508-square-foot mixed-use building, which would include 145 multi-family residential dwelling units and up to 2,000 square feet of neighborhood-serving commercial uses. Of the 145 dwelling units, 15 units would be set aside for Extremely Low Income households, 7 units would be set aside voluntarily for Moderate Income households at 150% Area Median Income pursuant to the income and rent levels of Land Use Schedule 1 (HUD Gross) as determined by the Los Angeles Housing Department, resulting in a total of 22 restricted affordable units. The mix of dwelling units would include 20 studios, 111 1-bedrooms, and 14 2-bedrooms; the building would reach a maximum height of 93 feet; Vehicle parking would be provided in 1.5 aboveground levels and two subterranean levels and would include 184 vehicle parking spaces. The Project would include a total of 111 bicycle parking (99 long-term spaces and 12 short-term spaces). The Project would include 15,051 square feet of open space, including unit balconies, fitness center, a dog run, pool and courtyard, and a sky deck. There are 13 non-protected trees on or near the Project Site, some or all of which could be removed as part of the Project, including 10 street

trees. All removed trees would be replaced in accordance with the City's tree replacement requirements; for the properties located at 905 - 923 Beacon Avenue and 1720 James M. Wood Boulevard.

Applicant: DHS Investment Company, LLC  
Representative: Aimee Luan, Craig Lawson & Co., LLC.  
Case Nos. DIR-2020-7604-SPR-TOC-HCA; VTT-83227-CN-HCA

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. **22-1219** 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>		
Marie Pichay	(213) 978-1470	<a href="mailto:marie.pichay@lacity.org">marie.pichay@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.

