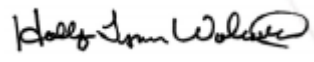


CLERK.LACITY.ORG

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

Council File No.:	21-0593-S1				
Council Meeting Date:	December 8, 2021				
Agenda Item No.:	23				
Agenda Description:	<p>CONSIDERATION OF and ACTIONS RELATED TO A CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15332, CLASS 32 OF THE CEQA GUIDELINES, and RELATED CEQA FINDINGS; COMMUNICATION FROM THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION (CLAAPC), and an APPEAL filed by Daniel Sidis (Representative: Joshua C. Greer, Berger Greer, LLP), from the determination of the CLAAPC in approving a Categorical Exemption as the environmental clearance for a proposed project involving the demolition and removal of three duplexes, and the construction, use, and maintenance of an approximately 56,796 square-foot Eldercare Facilities development consisting of both assisted living and Alzheimer's/Dementia uses; the proposed Eldercare Facility will contain 80 guest rooms, of which 62 guest rooms will be designated for Assisted Living Care, and 18 guest rooms will be designated for Alzheimer's/Dementia Care; the proposed five-story building will have a total Floor Area Ratio (FAR) of 4.99:1 and a maximum height of 58 feet, with the following deviations: a) a maximum of 80 guest rooms in lieu of the otherwise permitted 36 guest rooms pursuant to the Los Angeles Municipal Code (LAMC) Section 12.10 C.4; b) a maximum FAR of 4.99:1 (basement parking though 5th floor) in lieu of the otherwise permitted 3:1 FAR pursuant to LAMC Section 12.21.1; c) a maximum building height of 58 feet in lieu of the otherwise maximum 45 feet pursuant to LAMC Section 12.21.1; d) a continuous width of the exterior walls fronting Holt Avenue to exceed 40 feet without a change in plane as otherwise required pursuant to Ordinance No. 167,335; e) a 10-foot front yard in lieu of the otherwise required 20-foot front yard pursuant to Ordinance No. 167,335; f) six-foot side yards in lieu of the otherwise required 8-foot side yards pursuant to Ordinance No. 167,335; and, g) waiver of the long-term bicycle parking requirements otherwise required pursuant to LAMC Section 12.21 A.16(a)(2); for the property located at 825-837 Holt Avenue.</p>				
Council Action:	ADOPTED TO REFER ITEM TO THE PLANNING AND LAND USE MANAGEMENT COMMITTEE FORTHWITH				
Council Vote:					
YES	Blumenfield	YES	Bonin	YES	Buscaino
ABSENT	Cedillo	YES	de León	ABSENT	Harris-Dawson
YES	Koretz	YES	Krekorian	YES	Lee
YES	Martinez	YES	O'Farrell	ABSENT	Price
YES	Raman	ABSENT	Rodriguez		



HOLLY L. WOLCOTT
CITY CLERK

Adopted Report(s)Title
Report from Central Area Planning Commission dated 9-14-21
Attachment to Report dated 9-14-21 - Appeal
Attachment to Report dated 9-14-21 - Envionmental
Attachment to Report dated 9-14-21 - Modified Conditions of Approval
Attachment to Report dated 9-14-21 - Findings
Attachment to Report dated 9-14-21 - Mailing List
Attachment to Report dated 9-14-21 - Interest Parties
Attachment to Report dated 9-14-21 - Labels
Communication from Department of City Planning dated 12-02-21 - Appeal Response
Communication(s) from Public_12-07-2021
Communication(s) from Public_12-07-21
Communication(s) from Public_12-07-2021
Communication(s) from Public_12-07-21
Communication(s) from Public_11-29-2021
Communication from Deputy City Clerk - Notice_11-24-21