



Department of City Planning
P.O. Box 6069
Sherman Oaks, CA 91413

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知
Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր

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Tuesday, June 24, 2025
1:30 p.m.

Demolition of an existing commercial building and construction of six-story mixed use building consisting of 605 square-feet of commercial and 32 residential units.

Project Located at:

6727 West Melrose Avenue,
Los Angeles, CA 90038

Hearing Conducted by:

Hearing Officer

This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477
When prompted, enter the Meeting ID: 894 3542 1542 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/89435421542>
Enter Meeting ID: 894 3542 1542 and Passcode: 272103

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to “raise your hand” virtually following staff calling the item.

The meeting’s agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Address

6727 West Melrose Avenue (6721 - 6727 West Melrose Avenue), 90038

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

The project involves the demolition of the existing commercial building and the construction, use, and maintenance of a new 32-unit residential building, including four (4) affordable units set aside for very low income households, in six (6) stories of residential over one subterranean and one at-grade level of parking, plus commercial (605 square feet) and lobby area on the ground floor. The project includes a roof deck with open space and amenities. The building will have a total height of approximately 72 feet and two (2) inches (72'2") and a total floor area of approximately 28,717 square feet.

The project was filed before January 22, 2024 as a Vesting Housing Crisis Act project, and is vested to the local planning and zoning rules that were in place at the time the complete application was submitted. Therefore, the project is not subject to the new Hollywood Community Plan and its Community Plan Implementation Overlay and the Chapter 1A Processes and Procedures ordinance of the Los Angeles Municipal Code. The applicable zoning for the site is C4-1XL.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Hearing Officer will consider:

1. The Proposed Project is within the scope of the program approved in the 2021-2029 Housing Element, and the 2021-2029 Housing Element Environmental Impact Report No. ENV-2020-672-EIR; SCH No. 2021010130 (EIR), certified on November 24, 2021, adequately describes the activity for the purposes of CEQA.

2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.22 A.25(g)(2) and 12.22 A.25(g)(3), a Density Bonus Compliance Review to permit a housing development consisting of a total of 32 dwelling units including four (4) units set aside for Very Low Income Households requesting the following Off-Menu Incentives and Waiver or Modification of Development Standards:

a) An Off-Menu Incentive to permit a Floor Area Ratio (FAR) of 4.06:1 in lieu of the 1.5:1 FAR otherwise permitted in the C4-1XL Zone;

b) An Off-Menu Incentive to permit a maximum height of 72 feet and two (2) inches and six stories, in lieu of the 30 feet and two (2) story maximum height otherwise permitted in the C4-1XL Zone;

c) An Off-Menu Incentive to waive the commercial corner requirement to provide five-foot landscaped setbacks along all street frontages and on the perimeters of all parking areas of the lot or lots which abut a Residential zone or use pursuant to LAMC 12.22.A.23-(a)(10)(i);

g) An Off-Menu Incentive for relief from the loading zone requirements of LAMC Section 12.21 C.6; and

d) A Waiver of Development Standards to permit an eastern side yard setback of zero (0) feet in lieu of the nine (9) feet otherwise required in the C4-1XL Zone;

e) A Waiver of Development Standards to permit a rear yard setback of 10 feet in lieu of the 18 feet otherwise required in the C4-1XL Zone;

f) A Waiver of Development Standards to permit a western side yard setback of zero (0) feet in lieu of the nine (9) feet otherwise required in the C4-1XL Zone;

h) A Waiver of Development Standards for relief from the transitional height requirements of LAMC Section 12.21.1. A10.

2. Pursuant to LAMC Section 12.37 I., a Waiver of Dedication and/or Improvements to waive the following dedications and improvements:

a) A Waiver of Dedication along Mansfield Avenue, to waive the required two (2) foot dedication and maintain a half right-of-way of 25 feet, in lieu of the 27-foot half right-of-way as required;

b) A Waiver of Dedication to request relief from the requirement to provide a 20-foot radius property line return or 15-foot by 15-foot corner cut at the intersection of Mansfield Avenue and Melrose Avenue;

c) A Waiver of Improvements along Melrose Avenue, to waive the requirement to provide a new integral concrete curb, gutter, and 12-foot wide concrete sidewalk with tree wells or minimum 5-foot wide sidewalk with landscaping of the parkway;

d) a Waiver of Improvements along Mansfield Avenue, to waive the requirement to provide a new integral concrete curb, 2-foot gutter, and 12-foot wide concrete sidewalk with tree wells or minimum 5-foot wide concrete sidewalk with landscaping of the parkway; and a waiver to not provide curb ramps at the intersection per BOE standard and Special Order 04-0222.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s): CPC-2024-2365-DB-WDI-VHCA	Environmental Case Number(s): ENV-2024-2366-HES; ENV-2020-672-EIR; SCH No. 2021010130 (EIR)
Related Case Number(s): N/A	Overlays(s): Hollywood Community Plan Implementation Overlay (Not Applicable)
Zone: [Q]C2-1XL-CPIO	Community Plan Area: Hollywood
Land Use Designation: Neighborhood Office Commercial	
Council District: 5 - Yaroslavsky	Assigned Staff Contact Information: Valentina Knox-Jones, City Planner valentina.knox.jones@lacity.org 213-978-1741
Applicant: 6727 MDD, LLC, Ian Fishburn and Eric Fishburn	
Representative: Rand Paster Nelson, LLP, Lainie Herrera	

Who’s Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 300 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.