

Notice of Public Hearing

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



Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



April 10, 2025 after 8:30 a.m.*

City Planning Commission

Los Angeles City Hall,
200 North Spring Street, Room 304
Los Angeles, CA 90012

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see planning4la.org/hearings for the meeting agenda.



Project Address

5271 West Sunset Boulevard (5271 - 5277 West Sunset Boulevard)

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

Demolition of a two-story, four-unit apartment building and accessory structure and the construction, use, and maintenance of a four-story, 16,820 square-foot mixed-use building, consisting of 19 dwelling units and 570 square feet of commercial floor area within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Plan (SNAP) Specific Plan.

Actions Requested

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

An appeal of the December 11, 2024, Director of Planning's determination which:

1. **Determined** that, based on the whole of the administrative record, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332 (In-Fill Development Project) Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applied;

2. **Approve with Conditions**, a Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a Tier 3 project with a total of 19 dwelling units, of which two dwelling units will be reserved for Extremely-Low Income Household Occupancy for a period of 55 years.

Base Incentives

- a. Density. An up to 70 percent increase in density, allowing up to 19 units in lieu of 11 units;
- b. Floor Area Ratio (FAR). An up to two percent increase in residential FAR, allowing up to 2.04:1 of residential FAR in lieu of 2:1 per SNAP Subarea B.

Additional Incentives

- a. Height. (i) An up to 4.25 percent increase in the height requirement, allowing up to 52 foot, three inches of maximum building height in lieu of the maximum 50 feet per SNAP Subarea B; (ii) Transitional height per TOC in lieu of the otherwise required SNAP Transitional height requirement for a lot that abuts a parcel within the SNAP Subarea A; (iii) A one-story increase in height allowance of the portion of the building located within 10 feet of the property line, allowing up to three stories in lieu of the maximum two stories within 10 feet of the property line along Sunset Boulevard per SNAP Subarea B; (iv) An up to 11-foot increase in height allowance of the portion of the building located within 15 feet of the property line, allowing up to 41 feet of maximum building height in lieu of the maximum 30 feet within 15 feet of the property line along Sunset Boulevard per SNAP Subarea B.
- b. Open Space Dimension. An up to 25 percent reduction to permit a minimum common space width of 15 feet in lieu of the minimum 20 feet otherwise required;
- c. Open Space Setback. An up to 25 percent reduction to permit a minimum distance of 15 feet from the roof perimeter to the required common open space area in lieu of the minimum 20 feet otherwise required.

3. Adopted Conditions of Approval and Findings.



Case Information

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

Case Number(s):

DIR-2023-2587-TOC-SPP-HCA-1A

Environmental Case Number(s):

ENV-2023-2588-CE

Related Case Number(s):

N/A

Overlay(s):

Vermont/Western SNAP Specific Plan

Zone:

C2-1D

Community Plan Area:

Hollywood

Land Use Designation:

Highway Oriented Commercial

Assigned Staff Contact Information:

Yamillet Brizuela, City Planning Associate
yamillet.brizuela@lacity.org
(213) 202-5620
200 N. Spring Street, Room 621
Los Angeles, CA 90012

Council District:

13- Soto-Martinez

Applicant:

Michael Eghabli and Farshad Zaghi

Appellant:

Richard Fleming
5271 W Sunset Blvd Tenants Union

Applicant Representative:

Jordan Beroukhim
Beroukhim & Company, LLC

Appellant Representative:

N/A

Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 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.

File Review - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

Agendas And Reports - Commission Agendas are accessible online at planning4la.org/hearings. Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Testimony And Correspondence - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Requirements For Submission Of Materials - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning4la.org/hearings and selecting the specific Commission.

Exhaustion Of Administrative Remedies And Judicial Review - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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 contact the Commission Executive Assistant at (213) 978-1290, the Commission Office Main Line at (213) 978-1300 or by email at cpc@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.