

HOLLY L. WOLCOTT  
CITY CLERK

City of Los Angeles  
CALIFORNIA

OFFICE OF THE  
CITY CLERK

GREGORY R. ALLISON  
EXECUTIVE OFFICER



Council and Public Services Division  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
FAX: (213) 978-1040

When making inquiries relative to  
this matter, please refer to the  
Council File No.  
**15-0377**

SHANNON HOPPES  
DIVISION MANAGER

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

ERIC GARCETTI  
MAYOR

April 17, 2015  
CD 13

**NOTICE TO PROPERTY OWNERS/OCCUPANTS WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, May 12, 2015**, at approximately **2:30 p.m.**, or soon thereafter, in the Board of Public Works Edward R. Roybal Hearing Room 350, City Hall, 200 North Spring Street, Los Angeles, CA 90012, to consider a Mitigated Negative Declaration (MND) and related California Environmental Quality Act findings, a report from the Los Angeles City Planning Commission (LACPC), and an appeal filed by Jim McQuiston, from part of the determination of the LACPC in taking the actions below, for the proposed construction of a mixed use commercial and residential building for property located at 211, 215, 217, 221, 223, 225, 227, 231, 233, 235, 237, 239, and 241 North Vermont Avenue. The proposed project will be a maximum of 55 feet in height, four stories, and contain 98,981 square feet of floor area with 100 residential apartment units, of which 99 are restricted affordable and one manager's unit that is market rate. There will be 4,134 square feet of ground floor commercial space and 13,106 square feet of open space.

**Actions Taken by LACPC**

1. Approved a Conditional Use, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.26, to allow a density bonus increase of 89 percent in order to permit 100 residential units (99 restricted affordable and one market rate manager's unit) in lieu of 53 residential units.
2. Approved a condition as part of the Conditional Use, pursuant to LAMC Section 12.24 F, to allow an approximately 2.31:1 Floor Area Ratio (FAR) in lieu of a 2:1 FAR required by Section 8.B.1. of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.
3. Approved the following three on-menu incentives, pursuant to LAMC Section 12.22 A.25(g)(2), requested by the applicant for a project totaling 100 dwelling units, reserving 50 for Very Low Income household occupancy and reserving 49 for Low Income household occupancy for a period of 55 years:
  - A. Height - A five-foot increase in the height requirement, allowing 55 feet in height in lieu of the normally required 50 feet.
  - B. Height - An 11-foot increase in the stepback height requirement, allowing 41 feet in height in lieu of the normally required 30 feet.

- C. Height - A 10-foot increase in the setback height requirement, allowing the setback at the third floor in lieu of the second floor.
4. Approved a Specific Plan Project Permit Compliance Review, pursuant to LAMC Section 11.5. 7 C., with the Vermont/Western Transit Oriented District Specific Plan/SNAP, Ordinance 173749.
  5. Approved Project Permit Adjustments from the Vermont/Western Transit Oriented District Specific Plan/SNAP, Ordinance 173749, pursuant to LAMC Section 11 .5. 7 E, as follows:
    - A. From Section V. Development Standard No. 6 (Stepbacks) of the SNAP Design Guidelines to allow a redistribution of building massing and volume equivalent to the total required setbacks at the front facade along Vermont Avenue in lieu of the requirement that no portion of any structure exceed more than 30 feet in height within 15 feet of the front property line and a ten-foot setback of the second floor from the first floor frontage.
    - B. From Section V. Development Standard No. 6 (Transparent Elements) of the SNAP Design Guidelines to allow 37 percent transparent building elements on the east elevation (front), 18 percent transparent building elements on the north elevation (side) and nine percent transparent building elements on the south elevation (side) in lieu of 50 percent on the front and side elevations and nine percent transparent building elements on the west elevation (rear) in lieu of 20 percent on the rear elevation.
  6. Approved a Site Plan Review, pursuant to LAMC Section 16.05, for a project that creates a maximum 98,981 square feet of development that includes 100 residential units and 4,134 square feet of commercial/retail space.
  7. Adopted Findings and modified Conditions of Approval.
  8. Adopted MND ENV-2014-1948-MND.

Applicant: Luxmi Vaz, Arjun Nagarkatti, AMCAL Meridian Fund, LP  
Representative: Eric Lieberman, QES  
Case No. CPC-2014-1947-CU-DB-SPP-SPPA-SPR

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. In addition, you may wish to view the contents of Council file No. 15-0377 by visiting:

<http://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=15-0377>.

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.

Sharon Gin, Legislative Assistant  
Planning and Land Use Management Committee  
213-978-1074

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