

TO CITY CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE POSTED

#52

MOTION

At its meeting on April 27, 2021 (**Letter of Determination date: May 26, 2021**), the Central Los Angeles Area Planning Commission denied three appeals, added conditions of approval, and recommended approval of the demolition and removal of three two-story duplexes (one duplex in each of three lots, for a total of six dwelling units), and the construction of a 57,680 square foot Eldercare Facilities development consisting of both assistive living and Alzheimer's/Dementia uses, for the property located at 825-837 Holt Avenue, Los Angeles, CA 90035.

The Commission also recommended approval of the environmental clearance, a Categorical Exemption from CEQA, for this in-fill development project. The proposed Eldercare facility will contain 80 rooms, of which 62 rooms will be designated for Assisted Living Care and 18 rooms will be designated for Alzheimer's/Dementia Care. The building will be five-stories, with a maximum height of 58 feet.

The project site consists of three lots, situated on an approximately 18,018 square-foot (0.41 acre) parcel of land. The property is located within the Wilshire Community Plan area, which designates it for Medium Residential land uses, with a corresponding zone of R3 (Multiple Dwelling) Zone.

Legitimate questions relative to the approval of the project have been expressed at the public hearing, and specifically, concerns relative to the project's height, massing, reduced setbacks, and shade/shadow impacts, which opponents have noted are not in keeping with the envelope of this community, because at it is currently configured, it is larger in height and massing than all other structures in the immediate area.

Notwithstanding the Central Los Angeles Area Planning Commission determination in this matter, community members are entitled to a hearing on this issue and an opportunity for further vetting, thereby enabling all concerned stakeholders with the opportunity to express their views and concerns, as it relates to this land use development project in their neighborhood.

I THEREFORE MOVE that pursuant to **Section 245** of the Los Angeles City Charter, the Council assert jurisdiction over the April 27, 2021 (**Letter of Determination date: May 26, 2021**) Central Los Angeles Area Planning Commission action to approve the demolition and removal of three two-story duplexes (one duplex in each of three lots, for a total of six dwelling units), and the construction of a 57,680 square foot Eldercare Facilities development consisting of both assistive living and Alzheimer's/Dementia uses, for the property located at 825-837 Holt Avenue, Los Angeles, CA 90035.

I FURTHER MOVE that upon assertion of jurisdiction, this matter be referred to Committee for further review.

PRESENTED BY:


PAUL KORETZ
Councilmember, 5th District

SECONDED BY:



JUN 02 2021

