

10390 Santa Monica Boulevard; Case Nos. ZA-2020-7098-ZV and ENV-2020-7099-CE

Motion to request a continuance of the Zoning Administrator hearing to a date certain on or after June 15, 2021 or at a minimum to keep the file open until Monday June 15, 2021 to allow time for consideration and action by the Westside Neighborhood Council at its June 10, 2021 meeting for transmittal of its decision to the Zoning Administrator for consideration regarding the parking variance request to provide 65 fewer vehicle parking spaces than are required for the conversion of 40,343 square feet of office uses to medical office uses in an existing commercial building at 10390 Santa Monica Boulevard.

The proposed project is a change of use of 40,343 square feet of office use to medical office use within an existing 75,575 square-foot, four-story commercial building located in the C2-1VL-O Zone at 10390 Santa Monica Boulevard. The building is proposed to have 198 vehicle parking spaces in lieu of the required 263 vehicle parking spaces in a 4-level subterranean parking garage per the parking requirements of LAMC Section 12.21-A.4. Additionally, the building is proposed to have 407 long-term bicycle parking spaces and 23 short term bicycle parking spaces.

The reason for the request for the continuance is because of lack of project knowledge, insufficient communication and lack of a timely response by the applicant's representative, and lack of access to modified project plans and application request before issuance of a hearing notice leaving insufficient time to schedule the matter before the Westside Neighborhood Council before the May 20, 2021 hearing date.