

(When required)

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State of California )  
County of Los Angeles ) ss

Notice Type: GPN - GOVERNMENT PUBLIC NOTICE

Ad Description:  
23-0990

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the LOS ANGELES DAILY JOURNAL, a newspaper published in the English language in the city of LOS ANGELES, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 04/26/1954, Case No. 599,382. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

02/09/2024

Executed on: 02/09/2024  
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature



Email

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DJ #: 3781925

NOTICE OF PUBLIC HEARING

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in person on **Tuesday, February 20, 2024 at approximately 2:00 P.M.** or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Sustainable Communities Environmental Assessment (SCEA) and Errata, No. ENV-2022-6250-SCEA, Mitigation Monitoring Program prepared for the SCEA, and related California Environmental Quality Act (CEQA) findings; report from the Department of City Planning relative to compliance with the CEQA requirements for the use of a SCEA, as authorized by Public Resources Code (PRC) Section 21155.2(b), for the future consideration of the development of the project identified as Planning Case No. DIR-2022-6249-DB-CDO-SPR-WDI-HCA; for the determination that the proposed project is a transit priority project, as defined by PRC Section 21155, that is consistent with the general use designations, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG); contains more than 50 percent residential, provides a minimum net density greater than 20 units an acre; and is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan; the proposed project is a residential or mixed-use project as defined by PRC Section 21159.28(d), that incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior environmental reports, including SCAG's 2016-2040 RTP/SCS and 2020-2045 RTP/SCS Programmatic Environmental Impact Reports; all potentially significant or significant effects required to be identified and analyzed pursuant to CEQA in an initial study have been identified and analyzed in an initial study; and with respect to each significant effect on the environment required to be identified in the initial study, changes or alterations have been required in or incorporated into the project that avoids or mitigates the significant effects to a level of insignificance; mitigation measures will be made enforceable conditions on the Project; the proposed Project includes the demolition of a one-story commercial building and site clearing of the surface parking areas for the construction of a 66,166 67,232 square foot mixed-use residential and commercial project with 81 dwelling units, 3,047 3,078 square feet of retail space, and 971 891 square feet of restaurant space, the resulting floor area ratio is 2.94:1 3.0:1, the Project proposes seven-stories, and a maximum height of 83' - 9' 89' - 9' above grade with one level of subterranean parking, the unit mix would include 23 studio units, 39 one-bedroom units, and 19 two-bedroom units of varying sizes and configurations, of the 81 dwelling units, 15 percent of the base density (9 units) would be reserved at the "Very Low Income" level. Vehicular access to the proposed building would be provided by two full-access driveways via

Westgate Avenue and the adjacent alleyway, the Project would provide a total of 105 106 vehicle parking spaces and 160 132 bicycle parking spaces, approximately 10,402 8,755 square feet of open space and amenity areas and 21 on-site trees would be provided; for the properties located at 11903, 11905, 11907, 11911, 11913 West Wilshire Boulevard. In consultation with the City of Los Angeles Department of Public Works, Urban Forestry Division, the Applicant will plant 2 new street trees on Westgate Avenue, 2 new street trees on Wilshire Boulevard, and retain one existing street tree on Westgate Avenue in place. Applicant: Nirup Venkatachalam, Radha MFH CAL, LLC Representative: Carlos Lovato Case No. DIR-2022-6249-DB-CDO-SPR-WDI-HCA Environmental No. ENV-2022-6250-SCEA The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels. Requests for reasonable modification or accommodation from individuals with disabilities consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>. 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, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com). In addition, you may view the contents of Council file No. **23-0990** by visiting: <http://www.lacouncilfile.com>. Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints. HOLLY WOLCOTT, CITY CLERK of the City of Los Angeles 2/9/24

DJ-3781925#