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**Council and Public Services Division**  
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May 16, 2025

DIR-2023-2587-TOC-SPP-HCA-1A  
ENV-2023-2588-CE  
Council District 13

## **NOTICE TO OWNER(S), APPLICANT(S), APPELLANT(S), AND INTERESTED PARTIES**

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, May 27, 2025** 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: (Option 1) Consideration of Veto and Remand. OR (Option 2) Consideration of Appeal; relative to a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15332 (Class 32, In-Fill Development Project), and related CEQA findings; communication from the Los Angeles City Planning Commission (LACPC); and an appeal filed by Richard Fleming, 5271 West Sunset Blvd Tenants Union from the Director of Planning's determination in denying the appeal and sustaining the determination to: 1) approve with Conditions, pursuant to the Los Angeles Municipal Code (LAMC) Chapter 1, Section 12.22 A.31, a Transit Oriented Communities 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; and 2) approve with Conditions, pursuant to LAMC Chapter 1, Section 11.5.7 C, a Project Permit Compliance Review for the 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 Specific Plan; for the property located at 5271 West Sunset Boulevard (5271 – 5277 West Sunset Boulevard), subject to Conditions of Approval. **[On May 13, 2025 the City Council adopted Motion (Soto-Martinez – Blumenfield), pursuant to Charter Section 245, asserting jurisdiction over the April 10, 2025 action of the LACPC.]**

Applicant: Michael Eghabli and Farshad Zaghi  
Case No. DIR-2023-2587-TOC-SPP-HCA-1A  
Environmental No. ENV-2023-2588-CE

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

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. **25-0499** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

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.

<b>For inquiries about the project, contact City Planning staff:</b>
Yamillet Brizuela (213) 202-5620 <a href="mailto:yamillet.brizuela@lacity.org">yamillet.brizuela@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b>
Candy Rosales (213) 978-1078 <a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

Candy Rosales

Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.