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Los Angeles, Ca 90012  
(213) 617-9600  
Fax (213) 617-9643  
CP-7762 (01/14/09)

btc

14540 Sylvan St., Ste A  
Van Nuys, California 91411  
(818) 779-8866  
Fax (818) 779-8870

CERTIFICATE OF POSTING FOR PUBLIC HEARING

City of Los Angeles  
Department of City Planning  
200 North Spring Street  
Los Angeles, CA 90012-4801

CASE NO. CF-23-1086 / CPC-23-582

- ( ) Community Planning Bureau-Metro/South/East - Room 667
  - ( ) Community Planning Bureau-West/Coastal - Room 621
  - ( ) Community Planning Bureau - Valley - 6262 Van Nuys Blvd., Rm 351, Van Nuys, CA 91401
  - ( ) Subdivisions/Parcel Maps - Room 750
  - ( ) Zoning Administration - Room 763
  - ( ) City/Area Planning Commission Office - Room 272
- To verify the Commission information, call the Commission Office at (213) 978-1300.

CERTIFICATE OF POSTING

This certifies that I/WE have posted the "NOTICE OF PUBLIC HEARING" sign for

CU-DB-HCA-PHP-1A  
(type of request)

located at 3676-3704 Kellon Ave.  
(address of development)

Public Hearing scheduled January 16, 2024

I hereby certify under the penalty of perjury that I posted the above-mentioned NOTICE OF PUBLIC HEARING on the

5 day of January 2024.

Owner/Applicant (Print)

OR

Gonzala Flores  
Representative/Posting Agent (Print)

Signature

[Signature]  
Signature

Date \_\_\_\_\_

THE PROCESSING OF YOUR CASE WILL NOT BE COMPLETED UNTIL THIS FORM IS RETURNED TO THE CASE FILE FOR YOUR PROJECT (SEE ABOVE FOR ROOM NUMBERS).

DEPARTMENT POLICY REQUIRES THAT FOR VERIFICATION OF THE DATE OF POSTING A MINIMUM OF TWO PHOTOGRAPHS MUST BE TAKEN (FRONT PAGE OF A NEWSPAPER WITH THE DATE CLEARLY READABLE IN THE PHOTOGRAPH NEXT TO THE SIGN AND ANOTHER SHOWING THE SIGN(S) POSTED ON THE SITE FROM ACROSS THE STREET).

REGARDLESS OF WHO POSTS THE SITE IT IS ALWAYS THE RESPONSIBILITY OF THE APPLICANT/OWNER TO ASSURE THAT THE NOTICE IS FIRMLY ATTACHED, LEGIBLE, POSTED FOR PUBLIC VIEW FROM THE PROPERTY STREET FRONTAGE. AND REMAINS IN THAT CONDITION THROUGHOUT THE ENTIRE POSTING PERIOD.

HOLLY L. WOLCOTT  
CITY CLERK

PETTY F. SANTOS  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



KAREN BASS  
MAYOR

OFFICE OF THE  
CITY CLERK

Council and Public Services Division  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
FAX: (213) 978-1079

PATRICE Y. LATTIMORE  
DIVISION MANAGER

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

December 22, 2023

CPC-2023-582-CU-DB-HCA-PHP-1A  
Council District 5

## **NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S), AND INTERESTED PARTIES WITHIN A 500-FOOT RADIUS**

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, January 16, 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: Categorical Exemption and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC); and Appeals filed by: 1) Manzar Foroohar (Representative: Lee H. Wallach); 2) Jean Hutchinson (Representative: Reed Hutchinson); 3) Albert Kim (Representative: Chad Quinones); 4) Kelly Elizabeth Lally; 5) David Lefebvre; and 6) Caitlin McClure (Representative: Kelly Lally), from the determination of the LACPC in approving, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25; for the demolition of two existing duplexes (total of four dwelling units) for the construction, use and maintenance of a new Density Bonus project with 43 dwelling units, and 11 of the total units reserved for Very Low Income households. The proposed building is 62 feet in height and has 39,011 square feet of floor area. A total of 2,950 square feet of open space is proposed. The building will observe a 15-foot front yard, a 15-foot rear yard, and side yards of seven feet and two inches. A total of 33 vehicle parking spaces are proposed; for the project located at 3676 1-2 South Kelton Avenue and 3704 1-2 South Kelton Avenue; and 10845 West Regent Street, subject to Conditions of Approval.

Applicant: Kelton Avenue Investments, LLC / Michael Librush  
Representative: Jesi Harris; Brian Silveira & Associates  
Environmental No. ENV-2023-583-CE

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).

AN EQUAL OPPORTUNITY EMPLOYER

In addition, you may view the contents of Council file Nos. **23-1086** 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.

**For inquiries about the project, contact City Planning staff:**

Sophia Kim

(213) 978-1208

[sophia.kim@lacity.org](mailto:sophia.kim@lacity.org)

**For inquiries about the meeting, contact City Clerk staff:**

Candy Rosales

(213) 978-1078

[clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)

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.



3676-3704 Keiton Ave

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# DAILY NEWS

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DOWNTOWN L.A. VIOLENCE

## Survivor recounts New Year's terror

Partygoer and her best friend lay on floor waiting for gunfire to stop; when it did, her friend didn't get up

By Emily Holshouser

[eholshouser@scng.com](mailto:eholshouser@scng.com)

Days after gunfire and violence broke out at a huge New Year's Eve party in downtown Los Angeles, killing two people and wounding eight others, the family of one of the victims is speaking out.

Police responded to the shooting, which occurred around 1 a.m. Monday at 2350 Porter St.

at a warehouse hosting what has been described as an "underground" New Year's Eve party.

Officers at the scene formed a skirmish line as a crowd of people formed outside the building.

It's not clear why the shooting started, or if any weapons were recovered at the scene. No suspects are in custody.

Miah Banks, a 26-year-old hairstylist from Azusa, was one of two

people who died after the gunfire broke out at the crowded party.

Banks had come to the party with her cousin, who did not want to be named, and her best friend, 25-year-old Lanise Harris.

Harris described the moment when the first shots rang out.

"I grabbed my best friend, we took four steps, and we laid on the floor. (The suspects) kept shooting. When he stopped shooting, I

tried to get up and run, and grab (Miah)," Harris said through sobs.

"When I grabbed her, she didn't jump up."

Harris said that she waited for paramedics and police officers to enter the warehouse for more than half an hour, laying on the floor with Banks while stopping a flow of blood coming from her neck. Harris herself was shot in the hand.

The Los Angeles Police Department could not verify how long it took first responders to enter.

Banks' mother, Markesha Cummings, said that her daughter was popular and well-loved. She had been working as a hairstylist since her teenage years, often booking appointments in the early morning hours just to get through her long list of clients.

**SURVIVOR » PAGE 6**

TRANSPORTATION

IOWA

# Student

# Quinnman