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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
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PATRICE Y. LATTIMORE  
DIVISION MANAGER

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

October 27, 2023

ENV-2023-2488-CE  
Council District 9

## **NOTICE TO APPELLANT(S), APPLICANT(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, November 7, 2023** 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 from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and related CEQA findings; report from the Department of City Planning (DCP); and, an Appeal filed by Benny Tran, Los Angeles Football Club, (Representative: DJ Moore, Latham & Watkins LLP), from the DCP's determination in approving a Categorical Exemption as the environmental clearance for the construction of a new seven-story, 87 feet and 11 3/4 inches tall, mixed-use development with 40 residential dwelling units and with 1,768 square feet of retail space, the project will have a Floor Area Ratio of approximately 2.1:1 with approximately 39,717 square feet of floor area, the project is proposing 69 residential and 25 non-residential automobile parking spaces, four units, or 10 percent of the total units, will be set aside for Extremely Low Income Households; for the properties located at 3801 - 3807 South Grand Avenue.

Applicant: Hamid Razipour, Razi Grand Property LLC  
Representative: Gary Benjamin  
Case No. ENV-2023-2488-EAF-1A

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. **23-1089** 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:**

Helen Jadali

(213) 978-1339

[helen.jadali@lacity.org](mailto:helen.jadali@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.