

BTC

BETTER TECHNOLOGY CORPORATION

201 N LOS ANGELES ST., STE 13A
LOS ANGELES, CA 90012
213-617-9600
FAX: 213-617-9643

14540 SYLVAN ST.
VAN NUYS, CA 91411
818-779-8866
FAX: 818-779-8870

MAILING AFFIDAVIT

City Planning Commission
Case No. _____

Deputy Advisory Agency
Tentative Tract No. _____

CF No. CF-23-1419-SCPE

Parcel Map No. _____

Zoning Administrator
Case No. _____

Private Street No. _____

Coastal Permit
Case No. _____

Area Planning Commission
Case No. _____

Design Review Board
Case No. _____

Other DIR Cases
Case No. DIR 22-6485-TOC-SPR-VHCA

SITE ADDRESS: 5240 Lantershire Blvd.

I, LIZ PARRISH certify that I am an employee of BTC, a contractor to the City of Los Angeles, Department of City Planning, State of California, and I did, on the _____ day of _____, 2024. Mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as detailed on the official ownership list, a notice of hearing, a true copy of which is attached.

☐ 500-foot radius
☒ Abutting the subject site
☒ Owners and Occupants
☐ Tenant Notice
☒ 100-foot ~~Coastal Notice~~
☐ State Coastal Commission
☐ Adjacent Cities
☐ Applicant and Representative
☐ City Newspaper Notice
☒ L.A. Unified School District, L.A. County
☐ Regional Planning
☐ Caltrans
☐ Metropolitan Transit Authority
☒ Certified Neighborhood Council
☒ Council Office and Council District Offices
☒ Homeowner's Association
☒ Department of Neighborhood Empowerment

☒ City of Los Angeles Department
Building and Safety
☐ City Administrative Officer
☒ Community Redevelopment Agency
☒ City of Los Angeles Department of
of Transportation
☒ Bureau of Engineering
☐ Appellant
☒ Interested Parties List (attached)
☐ Other

There is a regular daily communication by email between the City of Los Angeles and each of the addresses to which notices were mailed.

BTC Hearing Notice Mailing Clerk

QMS 22-175A
OWNERSHIP LIST
AUGUST 23 2023
PAGE 1

1
 LANKERSHIM LOS ANGELES
 4601 PARK RD #450
 CHARLOTTE NC 28209

4
 5225 LANKERSHIM LLC
 3019 WILSHIRE BLVD #320
 SANTA MONICA CA 90403

7
 DFW VI GPI LANKERSHIM OWNER LLC
 301 HOWARD ST #2100
 SAN FRANCISCO CA 94105

BRAD ROSENHEIM
 ROSENHEIM & ASSOCIATES INC
 21600 OXNARD ST #630
 WOODLAND HILLS CA 91367

BRANDON BECKER
 1818 CORINTH AVE #2
 LOS ANGELES CA 90025

DEPARTMENT OF
 NEIGHBORHOOD EMPOWERMENT
 200 N SPRING ST, #2005
 LOS ANGELES CA 90012

DEPARTMENT OF
 TRANSPORTATION
 100 S MAIN ST, #10TH FLOOR
 LOS ANGELES CA 90012

2
 RGIG LLC
 5259 LANKERSHIM BLVD
 NORTH HOLLYWOOD CA 91601

5
 MANOUKIAN ROSTOM
 4246 TIVOLI AVE
 LOS ANGELES CA 90066

8
 5230 LANKERSHIM LLC LESSOR
 706 W LA CROSSE ST
 GLENDORA CA 91741

JESSICA PAKDAMAN
 ROSENHEIM & ASSOCIATES INC
 21600 OXNARD ST #630
 WOODLAND HILLS CA 91367

PAUL KREKORIAN, CD 2
 CITY HALL
 200 N SPRING ST #435
 LOS ANGELES CA 90012

DEPT OF BUILDING AND SAFETY
 MAIL STOP 115
 201 N FIGUEROA ST, FLOOR 10
 LOS ANGELES CA 90012

LOS ANGELES UNIFIED SCHOOL DISTRICT
 333 S GRAND AVENUE, FLR 6
 LOS ANGELES CA 90071

3
 NARGUIZIAN JOHN (TE)
 13138 CHANDLER BLVD
 SHERMAN OAKS CA 91401

6
 AT OFFICE OWNER LLC
 3000 OLYMPIC BLVD #1255
 SANTA MONICA CA 90404

9
 ACADEMY OF TELEVISION ARTS &
 5220 LANKERSHIM BLVD #200
 NORTH HOLLYWOOD CA 91601

HENRY ANTENEN
 4601 PARK RD #450
 CHARLOTTE NC 28209

NOHO
 NEIGHBORHOOD COUNCIL
 PO BOX 152
 NORTH HOLLYWOOD CA 91601

BUREAU OF
 ENGINEERING
 201 N FIGUEROA STREET, 2ND FLR
 LOS ANGELES CA 90012

C.D.2
COUNCILMAN PAUL KREKORIAN
 200 N. SPRING ST, ROOM 435
 LOS ANGELES, CA 90012

NOHO NEIGHBORHOOD COUNCIL
 P.O. BOX 152
 NORTH HOLLYWOOD, CA 91601

Sheila Sannadan / Aidan Marshall
Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080-7037

Richard Drury
Lozeau Drury LLP
✓ 1939 Harrison Street, Suite 150
Oakland, CA 94612

✓ APPELLANT: SAFER.
1123 Park View Drive, Suite 300
Covina, CA 91724

APPELLANT'S REPRESENTATIVE
Marjan R. Abujo
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

APPLICANT
Grubb Properties
4601 Park Road
Charlotte, NC 28209

APPLICANT'S REPRESENTATIVE
21600 Oxnard Street, #630
Woodland Hills, CA 91367

Marjan R. Abubo
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

✓ Mitchell M. Tsai, Attorney At Law
139 South Hudson Avenue Suite 200
Pasadena, CA 91101

Jordan R. Sisson, Esq.
Law Office of Gideon Kracov
3993 Orange Street, Suite 201
Riverside, California 92501

Alliance for a Better California
c/o Richard Rios, Olson Remcho
555 Capitol Mall, Suite 400
Sacramento, CA 95814

INTERESTED PARTIES

QMS 22-175A
OCCUPANT LIST
AUGUST 23 2023
PAGE 1

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OCCUPANT
5240 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91601

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OCCUPANT
5249 LANKERSHIM BLVD
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NORTH HOLLYWOOD CA 91601

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5251 LANKERSHIM BLVD
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5227 LANKERSHIM BLVD
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5200 LANKERSHIM BLVD #230
NORTH HOLLYWOOD CA 91601

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CHIPOTLE MEXICAN GRILL
5240 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91601

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OCCUPANT
5253 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91601

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QMS 22-175A
OCCUPANT LIST
AUGUST 23 2023
PAGE 2

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QMS 22-175A
OCCUPANT LIST
AUGUST 23 2023
PAGE 3

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11135 MAGNOLIA BLVD
NORTH HOLLYWOOD CA 91601

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11135 MAGNOLIA BLVD #170
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5250 LANKERSHIM BLVD #800
NORTH HOLLYWOOD CA 91601

9
OCCUPANT
5210 LANKERSHIM BLVD
NORTH HOLLYWOOD CA 91601

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

April 22, 2024

ENV-2022-6486-CE-1A
ENV-2024-1649-SCPE
Council District 2

**NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S),
AND INTERESTED PARTIES WITHIN A 100-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, May 7, 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:

Council file No. 23-1419

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 Los Angeles City Planning Commission (LACPC); and an Appeal filed by Supporters Alliance for Environmental Responsibility (Representative: Marjan Abubo, Lozeau Drury LLP), from the LACPC's determination in approving a Categorical Exemption as the environmental clearance for the construction, use, and maintenance of a new seven-story (92-foot tall), 128-unit, mixed-use building with 13 dwelling units set aside as affordable for Extremely Low Income Households, and up to 5,000 square feet of ground floor commercial uses, the Project will provide 71 automobile parking spaces and 101 bicycle parking spaces; for the property located at 5240 North Lankershim Boulevard.

Council file No. 23-1419-S1

Sustainable Communities Project Exemption (SCPE), No. ENV-2024-1649-SCPE, and report from the Department of City Planning relative to determining that the proposed project, Case No. DIR-2022-6485-TOC-SPR-VHCA-1A, is statutorily exempt from the California Environmental Quality Act pursuant to Public Resources Code (PRC) Section 21155.1, and qualifies as a transit priority project pursuant to PRC Section 21155(b) that is declared to be a Sustainable Communities Project, which by definition means that the proposed project is consistent with the general land use designations, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy prepared by the Southern California Association of Governments pursuant to PRC Section 21155(a); and 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 per PRC Section

21155(b); and, that meets all criteria of Subdivisions (a) and (b), including environmental criteria, land use criteria, and at least one criteria (affordable housing) of Subdivision (c) of PRC Section 21155.1; for the construction, use, and maintenance of a new seven-story (92-foot tall), 128-unit, mixed-use building with 13 dwelling units set aside as affordable for Extremely Low Income Households, and up to 5,000 square feet of ground floor commercial uses, the Project will provide 71 automobile parking spaces and 101 bicycle parking spaces; for the property located at 5240 North Lankershim Boulevard.

Applicant: Lankershim Los Angeles Apartments, LLC / Grubb Properties
Representative: Jessica Pakdaman / Brad Rosenheim, Rosenheim & Associates, Inc.
Case No. DIR-2022-6485-TOC-SPR-VHCA-1A
Related Case: ENV-2022-6486-CE-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.

In addition, you may view the contents of Council file No. **23-1419** and **23-1419-S1** by visiting: 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:

More Song (213) 978-1319

more.song@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Candy Rosales (213) 978-1078

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.