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Council and Public Services Division
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PATRICE Y. LATTIMORE
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clerk.lacity.org

March 28, 2025

ENV-2023-4997-CE
Council District 10

NOTICE TO APPLICANT(S), OWNER(S), APPELLANT(S), NEIGHBORHOOD COUNCIL, 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, April 22, 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: 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 Elaine Johnson (L.A. GLO Inc.) (Representative: Jaime T. Hall, Channel Law Group, LLP), from the LACPC's determination in approving a Categorical Exemption as the environmental clearance for the construction, use, and maintenance of a new five-story, 19-unit residential building of which two dwelling units will be reserved for Extremely Low Income Households, the project will contain one, one-bedroom unit, 11 two-bedroom units, and eight three-bedroom units, the project will rise to a maximum height of 57 feet and will comprise a floor area of 20,420 square feet with a Floor Area Ratio of 1.5:1, the project will provide 24 automobile parking spaces and a total of 22 bicycle parking, a total of 2,492 square feet will be dedicated to open space; for the property located at 1459 South Hi Point Street.

Applicant: Ilan Douek, 1459 Hi Point, LLC
Representative: Nick Leathers, Crest Real Estate
Case No. DIR-2023-4996-TOC-HCA-1A

Note that pursuant to Los Angeles Municipal Code Chapter 1A, Section 13B.11.1.F.8, all appeal related documents filed by or on behalf of the appellant must be filed with the City Clerk no later than 5 business days prior to the date set for the hearing. Appeal-related documents filed by any party other than the appellant (or the appellant's representatives) must be filed with the City Clerk no later than 2 business days prior to the date of the hearing. Documents submitted after these deadlines will be marked late and shall not be considered by the City Council in its review and decision on the appeal.

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.

In addition, you may view the contents of Council file No. **25-0292** 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: Heather Bleemers (213) 978-1322 heather.bleemers@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.