

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

February 28, 2025

ENV-2023-8568-CE
Council District 4

**NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), NEIGHBORHOOD COUNCIL,
OPERATOR(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, March 25, 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: Exemption, pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15332, Class 32, report from the Los Angeles City Planning Commission (LACPC), and appeal filed by Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Hayley Uno, Lozeau Drury LLP) from the LACPC's determination in: 1) approving, pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.25, a Density Bonus Compliance Review to permit a residential development project consisting of 95 dwelling units of which 11 units will be set aside for Very Low Income Households, and with the following On-Menu Incentive: a) An On-Menu Incentive to permit the averaging of Floor Area Ratio (FAR), density, open space, parking, and access across the [Q]C2-1L-CDO-RIO and RA-1L-RIO Zones; 2) approving, pursuant to LAMC Section 13.08, a Community Design Overlay Compliance Review with the design guidelines and standard of the Reseda Central Business District Community Design Overlay District (CDO); 3) and approving, pursuant to LAMC Section 16.05, a Site Plan Review for a development resulting in 50 or more dwelling units; for the demolition of the existing commercial building and carport and the construction, use, and maintenance of a new seven-story, 95-unit residential development of which 15 percent of the base density, or 11 dwelling units, will be set aside for Very Low Income Households, the project proposes 102 vehicle parking spaces located within the ground-floor and second-floor levels, the project also proposes a total of 79 bicycle parking spaces; for the property located at 18430 – 18434 West Vanowen Street, subject to Conditions of Approval.

Applicant: Daniel Kashani, Tristar Realty Group
Representative: Olivia Joncich, Rand Paster & Nelson, LLP
Case No. CPC-2022-8567-DB-CDO-SPR-VHCA-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 Nos. **25-0056** 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:
--

David Woon (213) 978-1368

david.woon@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.