

(When required)

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**LOS ANGELES DAILY JOURNAL**

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**PROOF OF PUBLICATION**

(2015.5 C.C.P.)

State of California )  
County of Los Angeles ) ss

Notice Type: GPN - GOVERNMENT PUBLIC NOTICE

Ad Description:  
23-1086

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the LOS ANGELES DAILY JOURNAL, a newspaper published in the English language in the city of LOS ANGELES, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 04/26/1954, Case No. 599,382. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

01/26/2024

Executed on: 01/26/2024  
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature



Email \* A 0 0 0 0 0 6 6 8 3 4 7 5 \*

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DJ #: 3777455

NOTICE OF PUBLIC HEARING  
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, February 20, 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  
Case No. CPC-2023-582-CU-DB-HCA-PHP-1A  
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-its>.  
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. **23-1086** by visiting: <http://www.lacouncilfile.com>. Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.  
HOLLY WOLCOTT, CITY CLERK of the City of Los Angeles  
1/26/24

DJ-3777455#