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CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information: (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

clerk.lacity.org

CPC-2018-504-DB-DRB-SPP-CDP-MEL-1A
ENV-2018-505-MND
Council District 11

January 22, 2021

**NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(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 **telephonically** on **Tuesday, February 16, 2021** at approximately **2:00 PM** or soon thereafter to consider the following: Mitigated Negative Declaration (MND), Mitigation Measures, Mitigation Monitoring Program (MMP) and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC) and Appeals filed by Edgewater Towers Condominium HOA Association, and Pacific Palisades Residents Association, Inc. (Representative: Thomas M. Donovan, Law Offices of Thomas M. Donovan) from the decision of the LACPC to adopt the MND and MMP prepared for the MND; and, approving a Design Review Determination for a Project located within the Pacific Palisades Commercial Village and Neighborhoods Specific Plan (DRB); a Project Permit Compliance (SPP); a Coastal Development Permit (CDP) located within the Single Permit Jurisdiction area of the Coastal Zone; and a Mello Act Compliance Review (MEL) for the demolition of an existing vacant commercial structure (fast food restaurant) and the construction of a five-story, 60-foot and nine-inch tall, 32,225 square foot, mixed-use building comprised of 39 dwelling units (four units restricted to Very Low Income Households) and 2,900 square feet of ground floor commercial uses; the Project will include 49 parking spaces located in one subterranean level, at grade, and in one above-grade parking level; the Project includes the construction of one new retaining wall, 11,500 cubic yards of grading, and a haul route for the export of 10,700 cubic yards of earth, for the property located at 17346 West Sunset Boulevard, subject to Modified Conditions of Approval.

Applicant: Michael Aminpour, California Food Managers, LLC and Heavenly Tiger LLC

Representative: Michael Gonzales, Gonzales Law Group.

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, this Los Angeles City Council committee meeting will be conducted telephonically.

The audio for this meeting is broadcast live on the internet at www.lacity.org/government/follow-meetings/council-committee-meetings. 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).

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.

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 telephone-in 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 at: LACouncilComment.com

In addition, you may view the contents of Council file No. **20-1302** 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.

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| For inquiries about the project, contact City Planning staff: | | |
| Jordann Turner | (213) 978-1365 | jordann.turner@lacity.org |
| Nick Vasathasawat | (213) 978-1250 | nick.vasathasawat@lacity.org |
| For inquiries about the meeting, contact City Clerk staff: | | |
| Armando Bencomo | (213) 978-1080 | clerk.plumcommittee@lacity.org |

Armando Bencomo
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.