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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**  
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February 19, 2021

DIR-2019-277-TOC-DRB-SPP-1A  
ENV-2019-278-CE-1A  
Council District 5

## **NOTICE TO APPELLANT(S), APPLICANT(S), 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 **telephonically** on **Tuesday, March 2, 2021** at approximately **2:00 PM** or soon thereafter to consider the following: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Sections 15332, Class 32, and related CEQA findings, report from the Los Angeles City Planning Commission (LACPC), and an appeal filed by Oren Lavee and Bruce Shapiro (Representative: Dean Wallraff, Advocates for the Environment) from the determination of the LACPC in determining that the Project is exempt from the CEQA, for the demolition of two apartment buildings and garages, and the construction of a new six-story, maximum 66.5-feet in height, 29-unit multi-family apartment building over two levels of subterranean parking containing 47 automobile stalls, in conjunction with the export of 14,000 cubic yards of dirt, involving the removal of one existing Street Tree and planting of at least three new Street Trees, and with the reservation of three units for Extremely Low Income, one unit for Very Low Income, and one unit for Low Income occupancy for a period of 55 years, for the properties located at 1427-1433 South Greenfield Avenue, subject to Conditions of Approval.

Applicant: David Gholiani, Greenfield Ohio LLC  
Representative: Tony Russo, Crest Real Estate

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](http://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](http://LACouncilComment.com)

In addition, you may view the contents of Council file No. **20-1596** by visiting: [www.lacouncilfile.com](http://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.

<b>For inquiries about the project, contact City Planning staff:</b> Dylan Sittig (213) 978-1197 <a href="mailto:dylan.sittig@lacity.org">dylan.sittig@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b> Armando Bencomo (213) 978-1080 <a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

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.