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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**  
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CPC-2017-5092-DB-SPR-1A  
ENV-2017-5093-CE  
Council District 13

March 19, 2021

## **NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND INTERESTED PARTIES WITHIN A 100-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 on **Tuesday, April 6, 2021** at approximately **2:00PM** or soon thereafter to consider the following: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061, Class 32 and related CEQA findings, report from the Los Angeles City Planning Commission (LACPC), and Appeal filed in part by Margarita Lopez on behalf of Coalition For An Equitable Westlake Macarthur Park (Representative: Claudia Medina, Law Office of Claudia Medina) from the determination of the LACPC in determining a categorical exemption and approving a 35 percent Density Bonus (DB) for a project reserving eleven percent of the base dwelling units or six units for Very-Low Income Households, in conjunction with Parking Option 1 and the following two Off-Menu Incentives: a. A 2.85:1 Floor Area Ratio (FAR) in lieu of the otherwise permitted 1.5:1 FAR for the C2- 1VL Zone; and b. An increase in height and number of stories permitted, to allow a 69-foot, five-story building in lieu of a maximum 45-foot, three-story building for a mixed-use building in the C2-1 VL Zone; and approving a Site Plan Review for a project that creates or results in an increase of 50 or more net new dwelling units and/or guest rooms for the construction of a new 73-unit, approximately 52,000 square foot mixed-use development including 500 square feet of ground-floor commercial space on approximately 19,197 square feet of land (21,517 square feet including alleys); the Project will include a five-story building with two parking levels (including one subterranean level) that provide a total of 81 parking spaces; and include six Very Low-Income units for the property located at 418 - 430 North Alvarado Street, subject to Conditions of Approval.

Applicant: Victor Svilik, Caladan Investments, LLC  
Representative: Jonathan H. Riker, Esq., Ervin Cohen and Jessup LLP

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 <https://lacity.primegov.com/public/portal>. 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 by email to: **LACouncilComment.com**

In addition, you may view the contents of Council file No. **20-1623** 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.

<b>For inquiries about the project, contact City Planning staff:</b>		
Debbie Lawrence	(213) 978-1163	debbie.lawrence@lacity.org
<b>For inquiries about the meeting, contact City Clerk staff:</b>		
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.