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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**  
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April 23, 2021

ENV-2019-5389-CE-1A  
Council District 13

## **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, May 4, 2021** at approximately **2:00 PM** or soon thereafter to consider the following:

Council File No. 20-0603  
Case No. DIR-2019-5388-DB-1A

Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15332, Class 32, report from the Los Angeles City Planning Commission (LACPC), and an Appeal filed by Ahmad Heydar, Hollywood Villas, LLC on behalf of the Concerned Neighbors of Lexington Avenue and La Mirada Avenue Association, in part from the determination of the LACPC in determining a Categorical Exemption for the Lexington I Project, for the demolition of two existing duplexes, and the construction, use, and maintenance of a five-story, 56-foot tall, 21-unit multi-family dwelling, to be constructed with four residential levels over one at-grade parking level; the Project will provide a total of 29 automobile parking spaces, and includes grading resulting in the export of 800 cubic yards of soil, for the properties located at 5817-5823 West Lexington Avenue.

Applicant: Daniel Pourbaba, 5817 Lexington, LLC  
Representative: Erika Woods, Diaz Group, LLC

Council File No. 20-0603-S1  
Case No. DIR-2019-7067-TOC-1A

Categorical Exemption pursuant to CEQA Guidelines, Section 15332, Class 32, report from the LACPC, and an Appeal filed by Doug Haines on behalf La Mirada Avenue Neighborhood Association and Concerned Neighbors of Lexington Avenue (Representative: Robert Silverstein, The Silverstein Law Firm), in part from the determination of the LACPC in determining that the Lexington II Project is exempt from CEQA for a Transit Oriented Communities (TOC) Affordable Housing Incentive Program, for the demolition of the two existing single-family structures with associated accessory structures, and the construction, use and maintenance of a five-story, 56-foot tall, 17-unit multi-family dwelling, to be constructed with four residential levels over one at-grade parking level; the Project will provide a total of 17 automobile parking spaces, for the properties located at 5806 - 5812 West Lexington Avenue.

Applicant: Daniel Pourbaba, 5817 Lexington, LLC  
Representative: Erika Woods, Diaz Group, LLC

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://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.

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 Nos. **20-0603** and **20-0603-S1** 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>		
Alexander Truong	(213) 978-3308	<a href="mailto:alexander.truong@lacity.org">alexander.truong@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.