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PATRICE Y. LATTIMORE
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clerk.lacity.org

May 21, 2021

ENV-2019-7743-CE-1A
Council District 1

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, June 1, 2021** at approximately **2:00 PM** or soon thereafter to consider the following: Categorical Exemption (CE) from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15332, Class 32 of the CEQA Guidelines, and related CEQA findings; report from the Department of City Planning, and an Appeal filed by Margarita Lopez, Coalition For An Equitable Westlake/MacArthur Park (Representative: Claudia Medina, Law Office of Claudia Medina), from the Director of Planning's determination in approving a Categorical Exemption as the environmental clearance for a proposed project involving the demolition of the two existing residential structures, and the construction, use, and maintenance of a new seven-story, 82 feet in height, mixed-use building with 60 dwelling units over approximately 1,150 square feet of ground floor commercial space, with two levels of parking containing 32 automobile parking stalls; the proposed building will encompass approximately 45,960 square feet in total building area, with a Floor Area Ratio (FAR) of approximately 3.76:1; of the proposed 60 units, 34 will be studio units, 22 will be one-bedroom units, and four will be three-bedroom units; the project will provide 50 long-term bicycle parking spaces and six short-term bicycle parking spaces in addition to 32 automobile parking spaces, and will include approximately 5,077 square feet of open space, provided by a combination of balconies, a roof deck, a courtyard, and a recreation room/fitness center; the project will maintain a 6-inch front yard, and five-foot rear yard as permitted by the underlying C2-2D Zone for Mixed Use Projects pursuant to Los Angeles Municipal Code (LAMC) Section 13.09-B.3 and LAMC Section 12.22-A.18(c); and will maintain a five-foot setback for the side yards, in accordance with the RAS3 Zone; for the properties located at 1517-1523 West 8th Street.

Applicant/Owner: Shahin Simon Neman, Apartments on 8th I LLC
Representative: Gary Benjamin, Alchemy Planning + Land Use

Related Case: DIR-2019-7742-TOC

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

In addition, you may view the contents of Council file No. **21-0021** 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.

For inquiries about the project, contact City Planning staff:		
Trevor Martin	(213) 978-1341	trevor.martin@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.