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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**  
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PATRICE Y. LATTIMORE  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

May 21, 2021

ENV-2019-3816-CE-1A  
Council District 11

## **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 State CEQA Guidelines, Section 15332 (Class 32 Urban In-Fill Development), and related CEQA findings; report from the Los Angeles City Planning Commission (LACPC), and an Appeal filed by Harvey Lind, Sherlind Properties, LLC, from the determination of the LACPC in approving a Categorical Exemption as the environmental clearance for a proposed project involving the demolition of an existing medical office building, and the construction of a new five-story, maximum 57-feet six-inches in height; 30,681 square-foot, multi-family apartment building consisting of 38 dwelling units over one level of subterranean parking containing 39 automobile stalls; the project reserves five of the units for Very Low Income Households; and will require the grading and export of approximately 8,008 cubic yards of soil, and the removal of one non-protected tree in the adjacent public right-of-way; for the property located at 11961 West Venice Boulevard.

Applicant: Augusto Rojas, Rojas Augusto and Grace M TRS; Augusto and Grace Rojas Trust  
Representative: Nichole Smith, HORIZON Development + Entitlement

Related Case: DIR-2019-3815-DB-1A

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 No. **21-0170** 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> Esther Serrato (213) 978-1211	<a href="mailto:Esther.Serrato@lacity.org">Esther.Serrato@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.