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PATRICE Y. LATTIMORE
DIVISION MANAGER

clerk.lacity.org

June 4, 2021

ENV-2019-2790-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, June 15, 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 Los Angeles City Planning Commission (LACPC), and an Appeal filed by Fix the City (Representative: Laura Lake, Fix the City), from the determination of the LACPC in approving a Categorical Exemption, No. ENV-2019-2790-CE, as the environmental clearance for a proposed Transit Oriented Communities Affordable Housing project involving the construction of a seven-story building with 31 residential units, reserving four units for Extremely Low Income Household occupancy for a period of 55 years; with a maximum building height of 75 feet; the project includes one level of subterranean parking consisting of 12 parking spaces with driveway access of the alley, and encompasses 25,693 square feet of floor area, with a maximum Floor Area Ratio (FAR) of 3.89:1; the site is currently developed with a parking lot built in 1975, which will be demolished for the project; the project will involve grading 3,000 cubic yards of soil; for the property located at 1300 Westwood Boulevard.

Applicant: Mehdi Mossazadeh, 1300 Westwood Development LLC
Representative: Andy Simhaee, Simha Engineering, Inc.

Related Case: DIR-2019-2789-TOC-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

In addition, you may view the contents of Council file No. **21-0250** 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:		
Jeanalee Obergfell	(213) 978-0092	jeanalee.obergfell@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.