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Council and Public Services Division

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PATRICE Y. LATTIMORE
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March 5, 2021

VTT-82654-2A; ENV-2019-3761-SCPE
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, March 16, 2021** at approximately **2:00 PM** or soon thereafter to consider the following: Report from the Los Angeles City Planning Commission (LACPC), and Appeals filed by 1) Abraham Soghomonian, Los Feliz Preservation Coalition, and 2) Amy Gustincic, Los Feliz Improvement Association, from the decision by the LACPC to sustain the Planning Director's determination approving Vesting Tentative Tract Map No. 82654 for the merger and subdivision of five lots into one lot, in conjunction with the demolition of three existing multi-family buildings and accessory buildings; and the construction, use and maintenance of an eight-story apartment building, with two levels of above grade parking and 143,785 square feet of floor area consisting of 153 dwelling units, within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan, for the properties located at 4629 - 4651 West Maubert Avenue, subject to Conditions of Approval. **(The Project was assessed in the Sustainable Communities Project Exemption, Case No. ENV-2019-3761-SCPE, which the City Council approved on January 14, 2020, and determined that the Project was statutorily exempt from the California Environmental Quality Act (CEQA) as a Sustainable Community Project.)**

Applicant: Will Cipes, Maubert LA VI, LLC
Representative: Heather Waldstein, Rosenheim and Associates

Related Case: DIR-2019-3760-TOC-SPP-SPR-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 www.lacity.org/government/follow-meetings/council-committee-meetings. 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 at: LACouncilComment.com

In addition, you may view the contents of Council file Nos. **19-1389-S1** 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:		
Jason Hernandez	(213) 978-1276	jason.hernandez@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
clerk.plumcommittee@lacity.org
(213) 978-1080

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.