

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information: (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

clerk.lacity.org

August 20, 2021

ENV-2020-351-CE-1A
Council District 10

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** during a Special Meeting on **Tuesday, August 31, 2021** at approximately **2:00 PM**, or soon thereafter, to consider the following: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15332 (Class 32 Urban In-Fill Development) of the CEQA Guidelines, and related CEQA findings; report from 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, No. ENV-2020-351-CE, as the environmental clearance for a proposed qualifying Tier 3 Transit Oriented Communities project involving the construction, use, and maintenance of a seven-story residential structure, over one level of subterranean parking garage, containing 54 dwelling units, including six units reserved for Extremely Low Income Household occupancy for a period of 55 years, and 48 market-rate units, two of which are reserved for market rate Rent Stabilization Ordinance (RSO) units; the building will be a maximum of 78 feet and 6 inches, as measured from grade to the top of parapet, and will contain approximately 42,507 square feet of floor area with a Floor Area Ratio of 4.5:1; the unit mix will be comprised of 19 studio units, 26 one-bedroom units, and nine two-bedroom units; the project will provide 50 vehicular parking spaces located at grade and within one level of subterranean parking garage, 54 long-term and 5 short-term bicycle parking spaces; and, a total of 4,619 square feet of open space, including 2,731.90 square feet roof decks, 935.10 square feet of common indoor community area and gym, and 950 square feet of private balconies; the project also proposes the removal of one street tree to be replaced with one non-protected tree located along Ardmore Avenue, and the grading of 7,500 cubic yards of earth and exporting approximately 7,000 cubic yards of earth; for the properties located at 927-933 South Ardmore Avenue.

Applicant: Alex Kim, Sevvo Holdings Inc.
Representative: Bill Robinson
Related Case: DIR-2020-350-TOC-HCA

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. **21-0527** 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:		
Adrineh Melkonian	(213) 978-1301	adrineh.melkonian@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.