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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)

August 20, 2021

ENV-2019-2894-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** 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) 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-2019-2894-CE, as the environmental clearance for a proposed qualifying Tier 3 Transit Oriented Communities project involving the demolition of a 17 dwelling unit multi-family apartment building, and the construction, use, and maintenance of a 73-foot one-inch, seven-story in height, multi-family apartment building consisting of 79 dwelling units within 52,740 square feet of floor area; the project includes 40 vehicular parking spaces, six short-term bicycle parking spaces and 60 long-term bicycle parking spaces; on-site restricted affordable unit composition for the project includes six dwelling units restricted for Extremely Low Income Households and six dwelling units restricted for Very Low Income Households, for a total of 12 on-site restricted affordable dwelling units for a minimum period of 55 years; the project includes 6,187.75 square feet of open space after a 25 percent reduction of 8,150 square feet otherwise required by the Los Angeles Municipal Code, including a roof top deck that includes 4,286.75 square feet, a courtyard on the third level containing 1,001 square feet, and 900 square feet of private open spaces; for the property located at 831 South Westlake Avenue.

Applicant: Westlake Apartments, LP  
Representative: Behrouz Bozorgnia, Mobbil Inc.  
Related Case: DIR-2019-2893-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](http://LACouncilComment.com)

In addition, you may view the contents of Council file No. **21-0834** 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>		
Marie Pichay	(213) 978-1460	<a href="mailto:marie.pichay@lacity.org">marie.pichay@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.