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CPC-2020-595-DB-CU-1A
ENV-2020-597-CE
Council District 5

September 10, 2021

NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(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, September 21, 2021** at approximately **2:00 P.M.**, or soon thereafter, to consider the following: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32, and related CEQA findings; report from the Los Angeles City Planning Commission (LACPC), and an Appeal filed by Alison Block, on behalf of residents in the building located at 1436-1440 ½ South Beverly Drive, from the LACPC's determination in part in approving a Density Bonus, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code, for a Housing Development with a total of 13 units (with two units – 11 percent of the base density set aside for Very Low Income Households) in lieu of the base density of nine units, along with an On-Menu Incentive to permit a 22 percent increase in Floor Area Ratio from 3:1 to 3:65:1; and, approving Conditions A.3 – Affordable Units, A.5 – Housing, A.6 – Incentives, and A.7 – Waiver; for the demolition of an existing duplex and the construction, use, and maintenance of a new 16,388 square-foot, six-story, 67-foot, 13-unit apartment building reserving two units for Very Low Income Households; the project will include 22 parking spaces between an at-grade and subterranean level; for the properties located 1432-1434 South Beverly Drive, subject to Modified Conditions of Approval.

Applicant: Ben Kohanteb, Ben and Lili Kohanteb Trust
Representative: Gary Benjamin, Alchemy Planning + Land Use

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 through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. **21-0646** by visiting: <http://www.lacouncilfile.com>

Please be advised that the PLUM 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:
Alex Truong (213) 978-3308 alexander.truong@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.