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Council and Public Services Division
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PATRICE Y. LATTIMORE
DIVISION MANAGER

clerk.lacity.org

November 24, 2021

ENV-2020-151-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** on **Tuesday, December 7, 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 Article 19, Section 15332 (Class 32 Urban In-Fill Development) of the CEQA Guidelines, and related CEQA findings; report from the Department of City Planning, and an Appeal filed by Enrique Velasquez, Coalition for An Equitable Westlake/MacArthur Park, from the Director of Planning's determination in approving a Categorical Exemption, No. ENV-2021-151-CE, as the environmental clearance for a proposed qualifying Tier 3 Transit Oriented Communities project, with a total of 44 dwelling units, reserving five units for Extremely Low-Income Household occupancy for a period of 55 years, along with the following Additional Incentives: a) Front Yard, for an averaging of the front adjoining yards to allow 4.25 feet in lieu of the required 15 feet otherwise required by Los Angeles Municipal Code (LAMC) Section 12.10.C.1; b) Side Yards, for a 30 percent reduction in both side yard setbacks to permit a minimum of seven feet in lieu of the minimum ten feet as otherwise required by LAMC Section 12.11 C.2; c) Rear Yard, for 30 percent reduction in the rear yard setback to permit a minimum of 13 feet and three inches for the rear yard in lieu of the minimum 19 feet as otherwise required by LAMC Section 12.11 C.3; and, d) Open Space, for a 25 percent reduction in the usable open space to require a minimum of 3,300 square feet in lieu of the minimum 4,400 square feet as otherwise required by LAMC Section 12.21 G.2; for the property located at 715 South Mariposa Avenue.

Applicant: 720 Normandie, LP
Representative: Allen Park
Related Case: DIR-2020-149-TOC-HCA

Pursuant to Assembly Bill 361, and due to concerns over COVID-19, this Los Angeles City Council committee meeting will take all public comment by teleconference.

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. **21-1000** 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:		
Griselda Gonzalez	(213) 978-1414	griselda.gonzalez@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.