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PATRICE Y. LATTIMORE
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clerk.lacity.org

November 24, 2021

ENV-2018-2337-SE-1A
Council District 3

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, December 7, 2021** at approximately **2:00 PM**, or soon thereafter, to consider the following: Statutory Exemption from the California Environmental Quality Act (CEQA) pursuant to California Government Code Section 65457, Environmental Impact Report No. ENV-2008-3471-EIR, State Clearinghouse (SCH) No. 1990011055, and related CEQA findings; report from South Valley Area Planning Commission (SVAPC), and an Appeal filed by Dr. Gina K. Thornburg, Coalition for Valley Neighborhoods, from the determination of the SVAPC in approving a Statutory Exemption, No. ENV-2018-2337-SE, as the environmental clearance for the demolition of one commercial office building totaling approximately 53,412 square feet on a 44,014 square-foot lot before dedications, and the construction of a new, eight-story, single-phase, multi-family residential building, approximately 85 feet in height and 166,995 square-foot in area; the project includes 193 dwelling units, including 11 Work-Live units for a total of 161,549 square feet of Residential Floor Area, and approximately 5,446 square feet of Work-Live units as Non-Residential Floor Area according to the Warner Center 2035 Specific Plan; the project also includes four levels of parking, two of which are subterranean, 249 vehicle parking spaces, 12 short-term bicycle parking spaces, and 121 long-term bicycle parking spaces; approximately 6,732 square feet of Publicly Accessible Open Space, and the removal and replacement of three street trees in the public right-of-way; the project is located in and subject to the regulations of the Warner Center 2035 Specific Plan; for the properties located at 21507-21529 West Vanowen Street.

Applicant: Eri Kroh, 21515 Vanowen Street Associates, LLC
Representative: Sarah Golden, Rosenheim and Associates, Inc.
Related Case: DIR-2018-2336-SPP-SPPA-1A
Related Environmental Nos. ENV-2008-3471-EIR; SCH No. 1990011055

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. **21-0725** 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:		
Sheila Toni	(818) 374-5062	Sheila.Toni@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.