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November 24, 2021

ENV-2020-5995-SCPE
Council District 5

NOTICE TO APPLICANT(S), OWNER(S), OCCUPANT(S), AND INTERESTED PARTIES WITHIN A 500-FOOT RADIUS

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: Sustainable Communities Project Exemption (SCPE), No. ENV-2020-5995-SCPE, and report from the Department of City Planning relative to determining that the proposed Project is statutorily exempt from the California Environmental Quality Act pursuant to Public Resources Code (PRC) Section 21155.1; qualifies as a transit priority project pursuant to PRC Section 21155(b), which by definition means that the proposed project is consistent with the general use designations, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy prepared by the Southern California Association of Governments, pursuant to PRC Section 21155(a); and contains more than 50% residential; provides a minimum net density greater than 20 units an acre; and is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan per PRC Section 21155(b); and, is declared to be a Sustainable Communities Project that meets all criteria of Subdivisions (a) and (b), including environmental criteria, land use criteria, and at least one criteria (affordable housing) of Subdivision (c) of PRC Section 21155.1; for a proposed project (Planning Case No. 2020-5994-DB-SPR-VHCA) that involves the demolition of four vacant commercial buildings (approximately 11,660 square feet), one of which has a vacant second floor residential unit, and the construction, use, and maintenance of a new, five-story, 80,480 square-foot mixed-use building with 92 residential units, including 8 dwelling units set aside for Very Low-Income Households (or 8.7 percent of the proposed density); the building will be constructed with two levels of subterranean parking and 125 vehicle parking spaces; the project includes 17 studio units, 62 one-bedroom units, 7 one-bedroom units with a loft, 3 two-bedroom units, and 3 three-bedroom units, 1,553 square feet of ground floor commercial space, and a total of 7,740 square feet of open space; for the properties located at 2107-2121 South Westwood Boulevard.

Applicant: 2121 Westwood LLC (Hirotaka Kobayashi)
Representative: Dana Sayles, AICP and Zachary Andrews, three6ixty
Related Case No. CPC-2020-5994-DB-SPR-VHCA

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/guides/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. **21-1190** 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:

Renata Ooms

(213) 978-1222

renata.ooms@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.