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January 21, 2022

VTT-82658-SL-2A
ENV-2019-4140-CE
Council District 4

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, February 1, 2022** 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, of the CEQA Guidelines, and related CEQA findings; report from the Central Los Angeles Area Planning Commission (CLAAPC), and an Appeal filed by David Wheatley from the determination of the CLAAPC in approving a Categorical Exemption, denying the Appeal and sustaining the Deputy Advisory Agency's determination, dated July 28, 2021; and, approving with conditions, pursuant to Sections 17.06 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map No. 82658-SL located at 2820 North Avenel Street, for a small lot subdivision of one 8,295.2 square-foot site into five small lots, pursuant to LAMC Section 12.22 C.27, as shown on the map stamp-dated July 27, 2021, in the Hollywood Community Plan, and one accessory dwelling unit; each small lot will be developed with a small lot home with a maximum building height of 30 feet, and will provide two parking spaces per dwelling unit, for a total of ten parking spaces; the site is currently developed with one single-family dwelling and one duplex, seven non-protected on-site trees, and no existing protected trees; all existing structures and trees are proposed to be removed to clear the lot; the project involves the export of up to 500 cubic yards of earth; for the property located at 2820 North Avenel Street (2820 North Avenel Street and 2820 1/2 North Avenel Street), subject to Conditions of Approval.

Applicant: Dan Arthofer and Erin Arthofer, LA PALOMA HOMES, Inc.
Representative: Tracy A. Stone

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. **21-1289** 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: Danalynn Dominguez (213) 978-1340	Danalynn.Dominguez@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.