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February 4, 2022

CPC-2019-6375-CU-DB-ZV-PHP-1A  
ENV-2019-6376-CE  
Council District 2

**NOTICE TO APPELLANT(S), 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, March 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 CEQA Guidelines, Section 15332, and related CEQA findings; report from the Los Angeles City Planning Commission (LACPC), and Appeals filed by 1) John and Julie Brunnick, 2) Karen Andranikyan, 3) Margaret S. Field, 4) Rouzanna Ovsepiyan, and 5) Yvonne M. Ramond, from the determination of the LACPC in approving a ministerial review of a Density Bonus Compliance Review, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), for a project totaling 15 dwelling units, including two dwelling units or 20 percent for Restricted Affordable Housing Units for Very-Low Income Households, and one dwelling unit for Low-Income Households for a period of 55 years, and with the following three On-Menu Incentives: a) to allow a height increase of approximately 10 feet, six inches to 46 feet, six inches in lieu of 35 feet; b) to allow for a westerly side yard setback of five feet, eight inches in lieu of seven feet; and, c) to allow for a Floor Area Ratio (FAR) of 4.05:1, in lieu of 3:1, on the R3 portion of the lot; approval of a Conditional Use Permit, pursuant to LAMC Section 12.24 U.26, to permit a 57.6 percent increase in density over the project site, for 15 dwelling units in lieu of the otherwise permitted base density of nine units; and, approving a Zone Variance to allow for subterranean parking to extend below the R1 portion of the lot, pursuant to LAMC Section 12.27; for the demolition of a one-story, 1,569 square foot single family dwelling (built in 1954) on the R1-1 portion of the lot and a one story, 1,512 square foot triplex (built in 1948) on the [Q]R3-1 portion of the project site, and the construction of a four story, 45-foot, six-inch tall residential building with 15 units (two units or 20 percent reserved for Very-Low Income Households, and one unit for Low Income Households) in the [Q]R3-1 and R1-1 zones; the project site is approximately 16,059 square feet and is split zoned, with the [Q]R3 zone on the front half and the R1 zone on the rear half of the project site; the project will be 16,883 square feet in floor area with a FAR of 4.05:1, and will provide 16 vehicle parking spaces below-grade, two short-term and 15 long-term bicycle parking spaces, a rooftop common open space deck area of approximately 2,026 square feet, and 600 square feet of open area within the rear yard ground floor including a swimming pool, kids pool, and jacuzzi, in the R1 zoned portion of the project site; approximately 3,908 cubic yards of earth will be graded and exported from the project site; for the property located at 13921-13923 West Vanowen Street, subject to Conditions of Approval.

Applicant: Dave Aviram, Vanowen Terrace, LLC  
Representative: Luke Tarr, Apel Design Inc.

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](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **21-0968** by visiting: [www.lacouncilfile.com](http://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.

<b>For inquiries about the project, contact City Planning staff:</b> Erin Nash (213) 675-4167	<a href="mailto:erin.nash@lacity.org">erin.nash@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b> Armando Bencomo (213) 978-1080	<a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

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.