

Applicant: Daniel Pourbaba
511 Hoover LLC
8271 Melrose Avenue Suite #207
Los Angeles, CA 90046

Representative: Aaron Belliston
BMR Enterprises
5250 Lankershim Suite #500
North Hollywood, CA 91601

Appellant: Gregory Loew
North Commonwealth U.N. Association
506 North Commonwealth Avenue
Los Angeles, CA 90004

Bertha A. Sandoval
8271 Melrose Avenue Suite #207
Los Angeles, CA 90046

David Wheatley
2988 Avenel Terrace
Los Angeles CA 90039

Sylvia Abeita
510 ½ North Commonwealth Avenue
Los Angeles CA 90004

Angel and
Jacqueline Garcia
510 North Commonwealth Avenue
Los Angeles CA 90004

Megan Hanson
3715 Middlebury Street
Los Angeles CA 90004

Oscar Martinez
3719 Middlebury Street
Los Angeles CA 90004

Kim Peeler Callaway
503 North Commonwealth Avenue
Los Angeles CA 90004

Guillermo Noboa
450 North Commonwealth Avenue
Los Angeles CA 90004

Carol Cetrone
427 North Commonwealth Avenue
Los Angeles CA 90004

Lozeau Drury LLP
1939 Harrison St., Suite 150
Oakland, CA 94612

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information: (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

clerk.lacity.org

May 6, 2022

ENV-2021-2251-CE-1A
Council District 13

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, May 17, 2022** at approximately **2:00 PM**, 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 Los Angeles City Planning Commission (LACPC), and an Appeal filed by David Wheatley, North Commonwealth United Neighborhood Association, from the determination of the LACPC in approving a Categorical Exemption as the environmental clearance for a proposed Tier 3 Transit Oriented Communities affordable housing project involving the demolition of one office building and two single-family houses and the construction, use, and maintenance of a six-story, 40-unit residential building, including four units reserved for Extremely Low Income household occupancy for a period of 55 years, the proposed building will encompass approximately 61,106 square feet of floor area, resulting in a Floor Area Ratio of 3.79 to 1, and rise to a maximum building height of 67 feet, and parking accommodations included 50 automobile parking spaces within the subterranean garage and a total of 44 bicycle parking spaces (four short-term and 40 long-term), for the property located at 505-517 North Hoover Street.

Applicant: Daniel Pourbaba, 511 Hoover LLC
Representative: Aaron Belliston, BMR Enterprises
Related Case: DIR-2021-2250-TOC-HCA-1A

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. **22-0205** 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:		
David Woon	(213) 978-1368	david.woon@lacity.org
For inquiries about the meeting, contact City Clerk staff:		
Candy Rosales	(213) 978-1078	clerk.plumcommittee@lacity.org

Candy Rosales
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.