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**Council and Public Services Division**

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DIVISION MANAGER

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March 24, 2023

ENV-2021-4938-SCEA  
Council District 11

**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 in-person on **Tuesday, April 18, 2023** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Sustainable Communities Environmental Assessment (SCEA), Mitigation Measures, Mitigation Monitoring and Reporting Program, and Environmental Findings; report from the Los Angeles City Planning Commission (LACPC), and Appeal filed by Supporters Alliance for Environmental Responsibility (Representative: Victoria Yundt, Lozeau Drury LLP), from the determination of the LACPC in approving a Site Plan Review, pursuant to Los Angeles Municipal Code Section 16.05, for a development project creating 50 or more residential dwelling units; for the demolition of an existing commercial shopping center, industrial building, and associated surface parking lots, the maintenance of an existing one-story commercial restaurant building, and the construction, use, and maintenance of a new eight-story mixed-use building with 362 residential units and approximately 3,700 square feet of new commercial space on the ground floor; 41 residential units will be reserved for Very Low Income households, the Project will provide 520 vehicle parking spaces; for the properties located at 6501 – 6521 South Sepulveda Boulevard and 6502 – 6520 South Arizona Avenue, subject to Modified Conditions of Approval. **[On September 30, 2022, the City Council held a public hearing and adopted the SCEA, No. ENV-2021-4938-SCEA, Mitigation Measures, Mitigation Monitoring and Reporting Program prepared for the SCEA, and the Environmental Findings, pursuant to Public Resources Code Section 21155.2(b), through Council file No. 21-1053.]**

Applicant: FRH Realty, LLC

Representative: Jonathan Lonner, Burns and Bouchard, Incorporated

Case No.: CPC-2021-4937-CU-DB-SPR-WDI-HCA-1A

Environmental No.: ENV-2021-4938-SCEA

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.

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 appear 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 Nos. **22-0574-S1** 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:**

More Song

(213) 978-1319

[more.song@lacity.org](mailto:more.song@lacity.org)

**For inquiries about the meeting, contact City Clerk staff:**

Candy Rosales

(213) 978-1078

[clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)

**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.