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June 5, 2023

CPC-2021-8442-CU-DB-SPR-HCA-1A
Council District 10

NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S), AND INTERESTED PARTIES WITHIN A 100-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, June 20, 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: South Los Angeles Community Plan Program EIR No. ENV-2008-1781-EIR, SCH No. 200810109, pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15168 and 15162, and related CEQA findings; report from the Los Angeles City Planning Commission (LACPC), and an Appeal filed by Supporters Alliance for Environmental Responsibility (Representative: Amalia Bowley Fuentes), 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 resulting in an increase in 50 dwelling units and for the addition of over 50,000 square feet of non-residential floor area; for the demolition of vacant land and an existing surface parking lot with 61 parking spaces for the adjacent residential building, and the development of a nine-story, 89-foot and 11-inches tall mixed-use residential building composed of 364 dwelling units (including 38 Very Low Income units) and a 65,719 square feet two-story commercial space fronting Western Avenue. The Project will be approximately 325,302 square feet in floor area with a Floor Area Ratio of 3.41:1 on a site totaling 2.29 acres. The Project will provide 308 residential parking spaces (including 61 replacement parking spaces for 2231 South Western Avenue) and 205 commercial parking spaces in one subterranean level and four above-grade parking levels. The Project will provide 202 long-term bicycle parking spaces and 52 short-term bicycle parking spaces. The Project also includes a total of 33,768 square feet of open space, including 8,502 square feet of landscaped area. The Project will also involve the grading of approximately 35,055 cubic yards of soil; for the properties located at 2201 – 2231 South Western Avenue and 2003 – 2029 24th Street, subject to Modified Conditions of Approval.

Applicant: 2231 Western (LA), LLC
Representative: Michael Gonzales, Gonzales Law Group APC
Environmental No. ENV-2008-1781-EIR; ENV-2021-8443-EAF; SCH No. 200810109

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/guide/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.

In addition, you may view the contents of Council file No. **23-0557** 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:

Sergio Ibarra

(213) 473-9985

sergio.ibarra@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.