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**Council and Public Services Division**  
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PATRICE Y. LATTIMORE  
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June 9, 2023

ENV-2021-644-CE-1A  
Council District 1

## **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 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: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 29, Section 15332, Class 32, and related CEQA findings; report from the Los Angeles City Planning Commission (LACPC), and an Appeal filed by Enrique Velasquez, Coalition for an Equitable Westlake MacArthur Park, from the LACPC's determination in approving a Categorical Exemption as the environmental clearance for the demolition of an existing six-unit, multi-family residence for the construction, use, and maintenance of a 43-unit residential apartment building that is six stories, 73 feet 10 inches in height, and contains 39,695 square feet of floor area and a 5.6:1 Floor Area Ratio. The Project will set aside 10 percent, or five units, of the 43 total units for Extremely Low Income Households. The building will contain 22 vehicle parking spaces, 36 long-term bicycle parking spaces, and four short-term bicycle parking spaces. The unit mix will be comprised of 15 studio apartments, 17 one-bedroom apartments, eight two-bedroom apartments and three three-bedroom apartments for a total of 43 units. There will be 3,519 square feet of open space, comprised of 1,700 square feet of private open space and 1,819 square feet of common open space provided through a ground floor recreation room and two roof decks. The Project proposes the export of up to 4,250 cubic yards of earth. The Project site includes 10, non-protected on-site trees, all of which are proposed for removal. In addition, the Project will provide 12 new trees on-site; for the properties located at 1537, 1539, 1541, and 1543 West Cambria Street.

Applicant/Representative: New Real Estate Market, Shahla Sahla  
Case No. DIR-2021-643-TOC-HCA

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

In addition, you may view the contents of Council file No. **23-0469** 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.

**For inquiries about the project, contact City Planning staff:**

Marie Pichay

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

Candy Rosales

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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.