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Council and Public Services Division
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Los Angeles, CA 90012
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PATRICE Y. LATTIMORE
DIVISION MANAGER

clerk.lacity.org

DIR-2018-2764-SPP-1A
Council District 4

May 9, 2019

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 on **Tuesday, May 21, 2019** at approximately **2:30 PM** 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 (CE) and related CEQA findings, report from the Central Los Angeles Area Planning Commission (CLAAPC), and Appeals filed by Concerned Citizens of Los Feliz (Representative: David Lawrence Bell, The Law Offices of David Bell) and Los Feliz Improvement Association (Representative: Jamie T. Hall, Channel Law Group, LLP) from the decision of the CLAAPC in determining that the project is exempt from CEQA pursuant to the CEQA Guidelines, Article III, Section 1, Class 3, Category 2, CE No. ENV-2018-2765-CE; for the demolition of two single-family dwellings, and the construction, use and maintenance of a three-story, 4,816 square-foot, four-unit, residential building within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan ("SNAP"); for the property located at 4511 West Russell Avenue.

Applicant: Gevork George Afifi

Representative: Mihran Keolyan, StudioMK Design + Drafting Company

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. In addition, you may view the contents of Council file No. 16-0185-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:

Jason Hernandez

(213) 978-1276

jason.hernandez@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Rita Moreno

(213) 978-1074

clerk.plumcommittee@lacity.org

Rita Moreno

Deputy City Clerk, Planning and Land Use Management Committee

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.



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Appellant: Alexandra Kondracke &
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