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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](http://clerk.lacity.org)

DIR-2016-3291-CDP-MEL-1A  
ENV-2016-3293-CE  
Council District 11

January 28, 2020

**NOTICE TO OWNER and OCCUPANTS WITHIN A 100-FOOT RADIUS, 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, February 4, 2020** 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: Categorical Exemption (CE) from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15303, 15315, and 15332, report from the West Los Angeles Area Planning Commission (WLAAPC) and an appeal filed by People Organized for Westside Renewal, Robin Rudisill, Sue Kaplan, and Celia Williams, from the determination of the Director of Planning in approving, pursuant to Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development Permit for a development in the single permit jurisdiction of the Coastal Zone and, pursuant to Government Code Sections 65590 and 65591.1 and the City of Los Angeles Interim Mello Act Compliance Administrative procedures, a Mello Act Compliance Review for the demolition of three existing residential units and construction of three residential units in the California Coastal Zone, involving a preliminary parcel map (Small Lot Subdivision) to subdivide one existing lot totalling approximately 5,200 square feet (net area of 4,800 square feet) into two new small lots that are 2,273 (Parcel A) and 2,527 (Parcel B) square feet in lot area, in conjunction with the demolition of an existing duplex and single-family dwelling, the removal of four trees, and the construction of a 2,091 square-foot single-family dwelling on Parcel A and a 1,287 square-foot single-family dwelling with a 396 square-foot attached Accessory Dwelling Unit on Parcel B, with six parking spaces provided onsite, on the project site located at 635-637 East San Juan Avenue, subject to Conditions of Approval.

Applicant: 187 Monterey Holding. LLC

Representative: Steve Kaplan Land Use Law

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 at: [www.LACouncilComment.com](http://www.LACouncilComment.com). In addition, you may view the contents of Council file No. 20-0052 by visiting: [www.lacouncilfile.com](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:

Jeff Khau

(213) 978-1346

[jeff.khau@lacity.org](mailto:jeff.khau@lacity.org)

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

Leyla Campos

(213) 978-1078

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

Leyla Campos

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.



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