

## Communication from Public

**Name:** Jonathan Lonner  
**Date Submitted:** 08/02/2022 02:53 PM  
**Council File No:** 21-1269  
**Comments for Public Posting:** Re-sending previously uploaded response to appellant claims regarding site posting.



## MEMO

TO: Los Angeles Planning and Land Use Management ("PLUM") Committee  
Los Angeles City Hall  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012

CC: Candy Rosales, City Clerk

FROM: Burns & Bouchard, Inc.

DATE August 2, 2022 *[Transmitted via Email]*

RE: **2111-2139 S. Pacific Avenue** (Case Numbers – CPC-2019-4884-CU-DB-SPR;  
CPC-2019-4884-CU-DB-SPR-1A; ENV-2019-4885-CE)

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Honorable Members of the PLUM Committee:

The public hearing was properly noticed according to the public noticing requirements of the Los Angeles Municipal Code. It was posted in compliance with LAMC Section 12.24 D.3 and certified as to such by BTC and its representative Gonzalo Flores (see Attachment "A"). Contrary to appellants claim, the hearing notice was posted on each street frontage along Pacific Avenue, 21<sup>st</sup> Street, and 22<sup>nd</sup> Street. The Certificate of Posting for Public Hearing includes photographic proof of the locations of said postings.

Additionally, all postings were firmly attached, legible, and in a conspicuous place throughout the posting period. It is unknown whether the person taking this picture (or another) touched, defaced, or otherwise manipulated this sign prior to taking the picture. We hope the photograph was taken in good faith. Regardless, Form CP-7762 does not state that a hearing will be postponed for failure to post, but that "failure to post could result in delaying the processing of your application." Again, posting was completed in compliance with LAMC Section 12.24 D.3.


The intent and goal of the site positing provisions of LAMC Section 12.24 D.3 and Form CP-7762 are so that ordinary people can be made aware of a pending development project. This case identified was filed in August 2019, has had several public hearings, multiple Neighborhood Council meetings, and received numerous letters to the Council File (both in support and opposition). Given the timeline of this case's processing, the multiple times the site has been posted, the electronic notification provided to individuals, neighborhood council representatives, the council office, etc. no ordinary member of the public has been

prevented from becoming aware of the appeal. Moreover, even assuming, for argument's sake, that the posting did not comply with the LAMC requirements, the appellants are not prejudiced. Based on their voluminous comments submitted to the PLUM Committee, it is clear that they have actual knowledge of today's hearing.

If you have any additional questions, please do not hesitate to contact me at 310-802-4261 or [jlonner@burnsbouchard.com](mailto:jlonner@burnsbouchard.com).

Thank you very much for your time and attention to this matter.

Sincerely,  
BURNS & BOUCHARD, INC.



Jonathan Lonner  
Principal

**ATTACHMENT “A”**

201 N. Los Angeles St., Ste. 13A  
Los Angeles, Ca 90012  
(213) 617-9600  
Fax (213) 617-9643

btc

14540 Sylvan St., Ste A  
Van Nuys, California 91411  
(818) 779-8866  
Fax (818) 779-8870

CERTIFICATE OF POSTING FOR PUBLIC HEARING

City of Los Angeles  
Department of City Planning  
200 North Spring Street  
Los Angeles, CA 90012-4801

CASE NO. CF-21-1269

- ( ) Community Planning Bureau-Metro/South/East - Room 667
  - ( ) Community Planning Bureau-West/Coastal - Room 621
  - ( ) Community Planning Bureau - Valley - 6262 Van Nuys Blvd., Rm 351, Van Nuys, CA 91401
  - ( ) Subdivisions/Parcel Maps - Room 750
  - ( ) Zoning Administration - Room 763
  - ( ) City/Area Planning Commission Office - Room 272
- To verify the Commission information, call the Commission Office at (213) 978-1300.

CERTIFICATE OF POSTING

This certifies that I/WE have posted the "NOTICE OF PUBLIC HEARING" sign for

(type of request)

located at 2111 - 2139 S. Pacific Ave  
(address of development)

Public Hearing scheduled August 2, 2022

I hereby certify under the penalty of perjury that I posted the above-mentioned NOTICE OF PUBLIC HEARING on the  
21st day of July 2022.

Owner/Applicant (Print)

OR

Gonzalo Flores  
Representative/Posting Agent (Print)

Signature

[Signature]  
Signature

Date \_\_\_\_\_

THE PROCESSING OF YOUR CASE WILL NOT BE COMPLETED UNTIL THIS FORM IS RETURNED TO THE CASE FILE FOR YOUR PROJECT (SEE ABOVE FOR ROOM NUMBERS).

DEPARTMENT POLICY REQUIRES THAT FOR VERIFICATION OF THE DATE OF POSTING A MINIMUM OF TWO PHOTOGRAPHS MUST BE TAKEN (FRONT PAGE OF A NEWSPAPER WITH THE DATE CLEARLY READABLE IN THE PHOTOGRAPH NEXT TO THE SIGN AND ANOTHER SHOWING THE SIGN(S) POSTED ON THE SITE FROM ACROSS THE STREET).

REGARDLESS OF WHO POSTS THE SITE IT IS ALWAYS THE RESPONSIBILITY OF THE APPLICANT/OWNER TO ASSURE THAT THE NOTICE IS FIRMLY ATTACHED, LEGIBLE, POSTED FOR PUBLIC VIEW FROM THE PROPERTY STREET FRONTAGE, AND REMAINS IN THAT CONDITION THROUGHOUT THE ENTIRE POSTING PERIOD.



2111-2139 S. Pacific Ave

**Business:** Study finds many would be excluded from \$25-an-hour minimum wage for health care workers. A6

# DAILY NEWS

SERVING THE SAN FERNANDO AND SURROUNDING VALLEYS

AN EDITION OF THE REGISTER

Thursday, July 21, 2022

\$2.50 FACEBOOK.COM/LADAILYNEWS TWITTER.COM/LADAILYNEWS

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BRUCE'S BEACH

## Deed to Black family's resort returned to heirs



L.A. COUNTY

## Report: Juvenile halls lack key video

Footage of use-of-force incidents missing in nearly half of cases reviewed, inspector general says

By Steve Scauzillo

[sscauzillo@sng.com](mailto:sscauzillo@sng.com)

A new report looking into conditions at juvenile halls in Los Angeles County found the county's Probation Department failed at one facility to provide video footage to corroborate use of force



22nd St.



21st St.

## Communication from Public

**Name:** Jonathan Lonner, Burns & Bouchard, Incl  
**Date Submitted:** 08/02/2022 09:15 AM  
**Council File No:** 21-1269  
**Comments for Public Posting:** Please find attached to this communication the Proof of Posting Certification (dated July 21, 2022). A response to appellant claim that the site was not posted properly per LAMC Section 12.24 D.3. and CP-7762 is also included in the attached transmittal.



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