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July 8, 2022

CPC-2021-2035-DB-CU-CUB-SPR-HCA-1A
Council District 13

**NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S), AND
INTERESTED PARTIES WITHIN A 500-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 **telephonically** on **Tuesday, August 2, 2022** at approximately **2:00 P.M.**, or soon thereafter, to consider the following: Categorical Exemption and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC), and Appeals filed by 1) Nicole Antoine and 2) David Richardson from the determination of the LACPC in determining that the project is exempt from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA guidelines, Section 15300.2 applies, approving a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by Los Angeles Municipal Code (LAMC) Section 12.22 A.25, approving a Conditional Use Permit, pursuant to LAMC Section 12.24 W.1 for the sales and dispensing of a full-line of alcoholic beverages for on and off-site consumption for two establishments, and approving a Site Plan Review for a project that results in a increase of 50 or more dwelling units, for the demolition of an existing one- and two-story auto shop with an adjoining surface level parking lot and the construction, use, and maintenance of a new 84,662 square-foot, seven-story mixed-use residential development consisting of 86 residential units (with 10 units reserved for Very Low-Income Households), the project proposes to include a total 69 parking spaces within an at grade parking garage; for the property located at 3209 - 3227 West Sunset Boulevard, subject to Modified Conditions of Approval.

Applicant: Sunset Twins-HH, LLC c/o Daniel Neman
Representative: Jonathan Yang, Irvine & Associates, Inc.
Case No. CPC-2021-2035-DB-CU-CUB-SPR-HCA-1A
Environmental No. ENV-2021-2036-CE

Pursuant to Assembly Bill 361, and due to concerns over COVID-19, this Los Angeles City Council committee meeting will take all public comment by teleconference.

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.

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press #

again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.

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/guides/telecommunications-relay-services-trs>.

If you are unable to telephone-in 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. **22-0468** 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:

Stephanie Escobar

(213) 978-1492

stephanie.escobar@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.