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Council and Public Services Division
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clerk.lacity.org

August 15, 2025

CPC-2023-3134-DB-SPP-HCA-1A
ENV-2023-3135-CE
Council District 4

NOTICE TO OWNER(S), APPLICANT(S), APPELLANT(S), NEIGHBORHOOD COUNCIL, 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, September 9, 2025** 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 Section, Article 19, Section 15311, Class 11 and Section 15332, Class 32, and related CEQA findings; report from the Los Angeles City Planning Commission (LACPC); and, an Appeal filed by Encino Property Owners Association, a California non-profit mutual benefit corporation (Representative: Robert L. Glushon / Kristina Kropp, Luna & Glushon), from the determination of the LACPC in approving, pursuant to Los Angeles Municipal Code Section 11.5.7 C, Project Permit Compliance Review pursuant to Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan; for the demolition and removal of all existing structures, and construction, use, and maintenance of a new 45,960-square foot mixed-use development comprised of 45 residential units, eight of which are to be reserved for Very Low Income households, the building will be a five-story (62 feet high) containing 42,560 square feet of residential and 3,400 square feet of commercial floor area with a maximum Floor Area Ratio (FAR) of 2.3:1, the Project residential portion will provide 63 vehicle parking spaces, 45 longterm, and five short term bicycle parking stalls, the project commercial portion will provide 14 vehicle parking spaces, two long-term, and two short term bicycle parking stalls, the Project proposes the removal of three non-Protected trees from the project site, the Project also proposes grading and export of up to 12,584 cubic yards of earth, the Project proposes a sign program including two Walls signs; for the properties located at 16610 – 16618 West Ventura Boulevard, subject to Conditions of Approval.

Applicant: Benelisha Group Inc.
Representative: Armin Gharai, GA Engineering Inc.
Case No. CPC-2023-3134-DB-SPP-HCA-1A
Environmental No. ENV-2023-3135-CE

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

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.

In addition, you may view the contents of Council file No. **25-0813** by visiting: 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:

Adrineh Melkonian

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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.