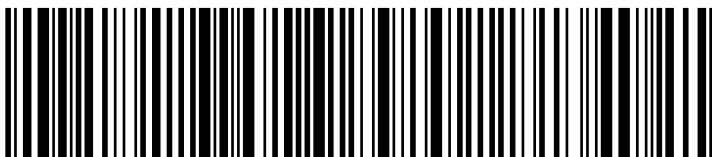


City Clerk  
Council & Public Services  
200 N. Spring Street  
Room 395  
Los Angeles CA 90012

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USPS CERTIFIED MAIL



9214 8901 9403 8300 0034 6181 88

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MICHELLE N. JUBELIRER, TRUSTEE  
JUBELIRER TRUST  
1025 N. BRAND BOULEVARD, SUITE 230  
GLENDALE, CA 91202

Fold Here

Fold Here

PATRICE Y. LATTIMORE  
CITY CLERK

RUBEN VIRAMONTES  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



KAREN BASS  
MAYOR

OFFICE OF THE  
CITY CLERK

**Council and Public Services Division**  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
FAX: (213) 978-1040

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

October 3, 2025

CHC-2025-2721-HCM  
ENV-2025-2722-CE  
Council District 4

Michelle N. Jubelirer, Trustee  
Jubelirer Living Trust  
2651 Nottingham Place  
Los Angeles, CA 90027

Michelle N. Jubelirer, Trustee  
Jubelirer Trust  
1025 N. Brand Boulevard, Suite 230  
Glendale, CA 91202

## **CERTIFIED MAIL** **RETURN RECEIPT REQUESTED**

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, October 14, 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 Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 of the State CEQA Guidelines, and report from the Cultural Heritage Commission relative to the inclusion of Wong Residence, located at 2651 Nottingham Place; and 2635 - 2645 Nottingham Avenue, in the list of Historic-Cultural Monuments.

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](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **25-0980** by visiting: [www.lacouncilfile.com](http://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:**

Lambert M. Giessinger (213) 847-3648

[lambert.giessinger@lacity.org](mailto:lambert.giessinger@lacity.org)

Melissa Jones (213) 847-3679

[melissa.jones@lacity.org](mailto:melissa.jones@lacity.org)

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

Candy Rosales (213) 978-1078

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



# Shipment Confirmation Acceptance Notice

## A. Mailer Action

**Note to Mailer:** The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 09/23/2025

Shipped From:

Name: CITY CLERK

Address: 200 N SPRING STREET

City: LOS ANGELES

State: CA ZIP+4® 90012

Type of Mail	Volume
Priority Mail Express®*	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	2
Total	2

\*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

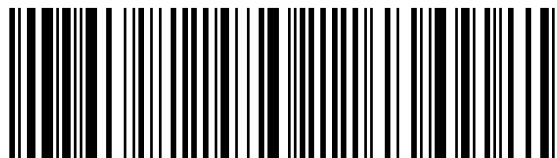
## B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.  
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0064 7396 55



Name and Address of Sender CITY CLERK 200 N. SPRING STREET ROOM 395 LOS ANGELES CA 90012		Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail		Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.												
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1. 9214 8901 9403 8300 0034 6181 64	MICHELLE N. JUBELIRER, TRUSTEE JUBELIRER LIVING TRUST 2651 NOTTINGHAM PLACE LOS ANGELES, CA 90027		0.74	5.30	Handling Charge - if Registered and over \$50,000 in value							2.82				
2. 9214 8901 9403 8300 0034 6181 88	MICHELLE N. JUBELIRER, TRUSTEE JUBELIRER TRUST 1025 N. BRAND BOULEVARD, SUITE 230 GLENDALE, CA 91202		0.74	5.30								2.82				
										Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery				
												Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery		
																Special Handling
Total Number of Pieces Listed by Sender 2	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)														

Owner

Michelle N. Jubelirer, Trustee  
Jubelirer Living Trust  
2651 Nottingham Place  
Los Angeles, CA 90027

Michelle N. Jubelirer, Trustee  
Jubelirer Trust  
1025 N. Brand Boulevard, Suite 230  
Glendale, CA 91202

Preparer

Charles J. Fisher  
140 S. Avenue 57  
Highland Park, CA 90042

Applicant

Michael Markarian  
MB3 Consulting  
1025 N. Brand Boulevard, Suite 230  
Glendale, CA 91202

PATRICE Y. LATTIMORE  
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