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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)

November 26, 2025

TT-84566-CC-2A  
ENV-2024-3793-CE  
Council District 10

## **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, December 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, Article 19, Section 15301, Class 1 (Existing Facilities), and related CEQA findings; report from the Central Los Angeles Area Planning Commission (CLAAPC); and an Appeal filed by Ilan Douek (Representative: Ernest J. Guadiana, Elkins Kalt Weintraub Reuben Gartside LLP), from the determination of the CLAAPC in denying the appeal and sustaining the Deputy Advisory Agency's Determination, dated May 15, 2025; and approving the Tentative Tract Map No. TT-84566-CC, pursuant to Sections 17.03, 17.06, and 12.95.2 of the Los Angeles Municipal Code, composed of one ground lot, as shown on map stamp-dated June 21, 2024; for the proposed condominium conversion of an existing eight-unit residential apartment structure to an eight-unit residential condominium structure on an existing 8,838.6 square foot lot, the Project does not propose demolition, additions or new construction; for the property located at 1451 South Hi Point Street, subject to Conditions of Approval.

Applicant: Elaine Johnson, LA GLO, Inc.  
Representative: Hayk Martrosian, Techna Land Co. Inc.  
Case No. TT-84566-CC-2A  
Environmental No. ENV-2024-3793-CE  
Related Cases: TT-84566-CC; TT-84566-CC-1A

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. **25-1279** 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.

<b>For inquiries about the project, contact City Planning staff:</b>		
Griselda Gonzalez	(213) 978-1414	<a href="mailto:griselda.gonzalez@lacity.org">griselda.gonzalez@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b>		
Candy Rosales	(213) 978-1078	<a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

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.