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# City of Los Angeles CALIFORNIA



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MAYOR

OFFICE OF THE  
CITY CLERK

Council and Public Services Division  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
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[clerk.lacity.org](http://clerk.lacity.org)

March 20, 2026

CPC-2024-5548-DB-PR-HCA-1A  
ENV-2024-5549-SE  
Council District 5

**NOTICE TO OWNER(S), AND OCCUPANT(S) WITHIN A 500-FOOT RADIUS, 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, April 14, 2026** 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: Statutorily Exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.66 and the provisions in Assembly Bill (AB) 130; report from the Los Angeles City Planning Commission (LACPC); and an Appeal filed by Pam Rieder (Representative: Elizabeth Klebaner, Nossaman LLP), from the determination of the LACPC in approving, pursuant to Los Angeles Municipal Code Section 13B.2.4, a Project Review for a development that creates more than 50 new residential dwelling units; and Condition No. 43, Indemnification and Reimbursement of Litigation Costs; for the construction of a 71-foot high, six story, 77-unit residential development including 12 units set aside for Very Low-Income Households, and two subterranean parking levels including 84 parking spaces, the Project includes a total Floor Area of 74,282 square feet with a 2.99:1 Floor Area Ratio, there are no existing trees on site, and two existing street trees to remain, the project includes the demolition of an existing office building and a haul route for the export of 9,771 cubic yards of soil; for the properties located at 2930 - 2936 South Sepulveda Boulevard, subject to Conditions of Approval.

Applicant: Alex George Garikian  
Representative: Rodney Khan and Todd Nelson  
Case No. CPC-2024-5548-DB-PR-HCA-1A  
Environmental No. ENV-2024-5549-SE

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. **26-0185** 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> Kyle Winston (213) 978-1348 <a href="mailto:kyle.winston@lacity.org">kyle.winston@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.