

PROOF OF MAILING STATEMENT

CASE NO.(s) CPC-2024-5548-DB-PR-HCA

This certifies that I/WE have mailed the **NOTICE OF PUBLIC HEARING** for (Project Description):
Appeal- Construction, use, and maintenance 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 77,972 square feet with a 1.35:1 FAR. There are no existing trees on site, however there are two (2) existing trees within the public right-of-way adjacent to the subject property. There is an existing one-story commercial office building and surface parking lot proposed to be demolished, and a haul route for the export of approximately 9,771 cubic yards of soil proposed as a part of the project.

located at (Project Address): 2930-2936 South Sepulveda Boulevard

for the Public Hearing/Meeting scheduled on: April 14, 2026

I hereby certify under the penalty of perjury that I mailed the above-mentioned **NOTICE OF PUBLIC HEARING** on: March 19, 2026

to the **MAILING LIST(s) ATTACHED.**

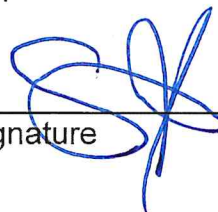
Applicant (Print)

Signature

Date _____

Samantha Velazquez (QMS)
Representative/Mailing Agent (Print)

Signature



The processing of your case will not be completed until this form is returned to the case file for your project.

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

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.

In addition, you may view the contents of Council file No. **26-0185** 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: Kyle Winston (213) 978-1348 kyle.winston@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.

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1 GARIKIAN GEORGE 1211 CORTEZ DR GLENDALE CA 91207	2 NAT OF SEP LLC 2929 S SEPULVEDA BLVD LOS ANGELES CA 90064	3 WESTWOOD VILLA LLC 3801 EAGLE ROCK BLVD UNIT 8 LOS ANGELES CA 90065
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7 TABAK ARIELLE H 2925 S BENTLEY AVE LOS ANGELES CA 90064	8 KILLILEA STEPHEN F 2919 S BENTLEY AVE LOS ANGELES CA 90064	9 HAMMOCK RANDOLPH M 2913 S BENTLEY AVE LOS ANGELES CA 90064
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13 MESHKAT MEHRANGIZ 3005 ARROWHEAD DR LOS ANGELES CA 90068	14 GUPTA NITIN (TE) 2845 S BENTLEY AVE LOS ANGELES CA 90064	15 DELPERDANG BROWN BONNIE J 11969 SULPHUR MOUNTAIN RD OJAI CA 93023
16 2990 S SEPULVEDA LLC 16835 ALGONQUIN ST #458 HUNTINGTON BEACH CA 92649	17 2920 SEPULVEDA INVESTORS LLC 10000 SANTA MONICA BLVD UNIT 1803 LOS ANGELES CA 90067	18 SEPULVEDA WEST ASSOCIATES LLC 12327 SANTA MONICA BLVD STE 101 LOS ANGELES CA 90025
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22 SNYDER SANDRA N 2910 S BENTLEY AVE LOS ANGELES CA 90064	23 SHEN JIE 2916 S BENTLEY AVE LOS ANGELES CA 90064	24 CAGLIATA NICOLA (TE) & ROSANNA 2922 S BENTLEY AVE LOS ANGELES CA 90064
25 FRANKEL JILL A (TE) 928 S SHERBOURNE DR APT 7 LOS ANGELES CA 90035	26 LEVY SHARON S 512 11TH ST SANTA MONICA CA 90402	27 SADOUGHI ALI R 241 ASHDALE AVE LOS ANGELES CA 90049

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TUPAS ALAN J
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2950 S BENTLEY AVE APT 4
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MAANO ELOUIE C LIVING TRUST
13063 VENTURA BLVD # 100
STUDIO CITY CA 91604

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THALER NICHOLAS
3255 MIDVALE AVE
LOS ANGELES CA 90034

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SBMC NATIONAL
433 N CAMDEN DR STE 400
BEVERLY HILLS CA 90210

ARMINE MOVSESYAN
TCA ARCHITECTS
801 S GRAND AVE #1020
LOS ANGELES CA 90017

WESTSIDE
NEIGHBORHOOD COUNCIL
PO BOX 64370
LOS ANGELES CA 90064

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ENGINEERING
201 N FIGUEROA STREET, 2ND FLR
LOS ANGELES CA 90012

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KIM TIFFANY TRUST
958 WATERCRESS LN
WALNUT CA 91789

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LOS ANGELES CA 90064

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JIE JIA LI
2950 S BENTLEY AVE APT 8
LOS ANGELES CA 90064

38
HFR-TILDEN100 LLC
10941 SPROUL AVE
LOS ANGELES CA 90064

APPLICANT
GEORGE GARIKIAN
3600 N VERDUGO RD #101
GLENDALE CA 91208

WHITNEY DEL REAL
W BAKER CONSULTING
1125 BLACK CANYON RD
SIMI VALLEY CA 93063

DEPARTMENT OF
NEIGHBORHOOD EMPOWERMENT
200 N SPRING ST, #2005
LOS ANGELES CA 90012

DEPARTMENT OF
TRANSPORTATION
100 S MAIN ST, #10TH FLOOR
LOS ANGELES CA 90012

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MEI XING
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RHEE SEPARATE PROPERTY TRUST
2950 S BENTLEY AVE #9
LOS ANGELES CA 90064

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AUERBACH NATIONAL SEPULVEDA LLC
2416 WILSHIRE BLVD
SANTA MONICA CA 90403

RODNEY V KHAN, REP
KHAN CONSULTING INC
PO BOX 816
GLENDALE CA 91021

KATY YOUNG YAROSLAVSKY, CD 5
CITY HALL
200 N SPRING ST #440
LOS ANGELES CA 90012

DEPT OF BUILDING AND SAFETY
MAIL STOP 115
201 N FIGUEROA ST, FLOOR 10
LOS ANGELES CA 90012

LOS ANGELES UNIFIED SCHOOL DISTRICT
333 S GRAND AVENUE, FLR 6
LOS ANGELES CA 90071

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LOS ANGELES CA 90034

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OCCUPANT
3033 S SEPULVEDA BLVD
LOS ANGELES CA 90034

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