



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Interested Parties/Others

And:

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 3233, 3311, 3321 South Thatcher Avenue

Case No.	CPC-2018-5593-CDP-DB-CU-SPR-WDI-SPP-MEL	Council District:	11 – Bonin
CEQA No.	ENV-2018-5594-SCEA	Related Cases:	N/A
Held By:	Hearing Officer on behalf of the City Planning Commission	Plan Area	Venice
Date:	October 21, 2019	Zone:	[Q]PF-1XL
Time:	12:00 p.m.	Plan Overlay:	Venice Coastal Zone Specific Plan Oxford Triangle Specific Plan
Place:	West Los Angeles Municipal Building Second Floor Hearing Room 1645 South Corinth Avenue Los Angeles, CA 90025	Land Use:	Public Facilities
Staff Contact:	Juliet Oh, City Planner 200 North Spring Street, RM 721 Los Angeles, CA 90012 juliet.oh@lacity.org (213) 978-1186	Applicant:	Thatcher Yard Housing LP
		Representative:	Dana Sayles Three6ixty

PROPOSED PROJECT:

The Project consists of the removal of a vacant service yard and surface parking lot and the construction of a 101,771 square-foot, 98-unit (68 senior units and 30 family units) residential development comprised of one three-story structure with one subterranean parking level and nine two-story structures with a maximum height of 40.5 feet (measured to the top of the clock tower); 82 parking spaces are provided in the subterranean parking level and all vehicle access is provided on Thatcher Avenue via Princeton Drive (to the northeast). The Project provides affordable and supportive housing for senior citizens and formerly homeless families, with approximately 590 square feet of supportive services onsite. Approximately 45 non-protected trees will be removed from the site; no street trees will be removed. The Project includes the removal (relocation) of a vehicular gate on Princeton Drive and construction of a new vehicular gate and paving on Thatcher Avenue, adjacent to the northeast corner of the project site; vehicle access is limited to emergency vehicles. The project would require export of 4,800 cubic yards of soil and removal of 2,400 cubic yards of asphalt.

REQUESTED ACTION(S)

On behalf of the City Planning Commission, the Hearing Officer will take public testimony regarding the following:

1. The City Planning Commission shall consider pursuant to California Public Resources Code Section 21155, consideration of the whole of the administrative record, including the Sustainable Communities Environmental Assessment (SCEA) prepared for the project, Case No. ENV-2018-5594-SCEA, all comments received regarding the SCEA, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the SCEA;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2, a Coastal Development Permit for the proposed Project in the Single Permit Jurisdiction of the California Coastal Zone;

3. Pursuant to LAMC Section 12.22-A,25, a Density Bonus for a housing development project comprised of 98 dwelling units, of which 10 units will be set aside for Very Low Income Households and requesting the following incentives and waivers of development standards:
 - a. An on-menu incentive to allow a maximum height of 40 feet 6 inches, in lieu of the otherwise permitted 30 feet pursuant to LAMC Section 12.21.1-A, and
 - b. An off-menu waiver to allow space between buildings – passageways of 8 feet in lieu of the 10 feet and 20 feet otherwise required pursuant to LAMC Section 12.21-C,2;
4. Pursuant to LAMC Section 12.24-U,21, a Conditional Use Permit to permit a joint public and private development with uses more intensive than those permitted in the most restrictive adjoining zone (R1-1);
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units;
6. Pursuant to LAMC Section 12.37-I,3, a Waiver of Dedication and/or Improvements to waive the requirement to widen an additional 15 feet along Oxford Avenue;
7. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for a project within the Oxford Triangle Subarea of the Venice Coastal Zone Specific Plan.
8. Pursuant to Sections 65590 and 65590.1 of the California Government Code and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance review for construction of 98 new Residential Units within the Coastal Zone.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS – Written materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½" x 11") or legal size (8 ½" x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.