



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

# SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT

## Thatcher Yard Project Case Number: ENV-2018-5594-SCEA

**Project Location:** 3233, 3311, 3321, South Thatcher Avenue, Los Angeles 90292

**Community Plan Area:** Venice Community Plan

**Council District:** CD11—Bonin

**Project Description:** 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 space onsite to provide supportive services to residents of the project only. The Project site is approximately 93,278 square feet and would provide approximately 19,951 square feet of open space. 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.

In order to permit development of the Project, the City may require approval of one or more of the following discretionary actions: (1) Pursuant to LAMC Section 12.20.2 a Coastal Development Permit for a Project in the single-permit jurisdiction of the coastal zone; (2) 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); (3) Pursuant to LAMC Section 12.22-A.25 a Density Bonus (DB) with Parking Option 1, one on-menu request to allow a total height of 40.5 feet in lieu of the otherwise permitted 30-foot height limit and an off-menu request for a reduction in the minimum space between buildings, of 8-feet in lieu of the otherwise required 20-feet, for a project in which multiple residential buildings are located on the same lot; (4) Pursuant to LAMC Section 11.5.7 a Specific Plan Project Permit Compliance for a project within the Venice Coastal Zone Specific Plan; (5) Pursuant to LAMC Section 12.37-I a Waiver of Dedication or Improvement to waive the required improvements on Oxford Avenue; (6) Pursuant to LAMC Section 16.05 a Site Plan Review for a project of 50 or more dwelling units; (7) Pursuant to Sections 65590 and 65590.1 of the California Government Code, a Mello Act Compliance Review for the construction of 98 new Residential Units within the Coastal Zone; and (8) Adoption of the Sustainable Communities Environmental Assessment (SCEA). Other ministerial permits such as demolition, grading, excavation, haul route, and building permits; and/or discretionary, permits may be necessary in order to execute and implement the Project.

**PREPARED FOR:**

The City of Los Angeles  
Department of City Planning

**PREPARED BY:**

EcoTierra Consulting

**APPLICANT:**

Thatcher Yard Housing, LP

September 2019