



Address Any Communication To:

CITY PLANNING COMMISSION
200 North Spring Street, Room 532
Los Angeles, CA 90012
(213) 978-1300

NOTICE OF PUBLIC HEARING

- ☒ OWNERS WITHIN A 100-FOOT RADIUS ☐ WITHIN A 500-FOOT RADIUS
☒ ABUTTING OWNERS AND TENANTS OF A PROPOSED DEVELOPMENT SITE
 ☒ AND OCCUPANTS WITHIN A 100-FOOT RADIUS
 ☐ AND OCCUPANTS WITHIN A 500-FOOT RADIUS
 ☒ AND APPLICANT AND OWNER OF SUBJECT PROPERTY
☒ AND APPELLANT ☒ AND NEIGHBORHOOD COUNCIL
 ☒ AND INTERESTED PARTIES

Concerning property at 12440-12492 Venice Boulevard

Case No. DIR-2016-304-DB-SPR-1A
ENV-2016-2229-MND
Palms-Mar Vista-Del Rey Community
Plan Area
Council District No. 11

Hearing Date: **Thursday, April 20, 2017**
Hearing Time: **after 8:30 A.M.**
Hearing Place: **Los Angeles City Hall**
Public Works Board Room 350
200 North Spring Street
Los Angeles, CA 90012

The City Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that the owner(s) of the property involved, the applicant, appellant, owners and occupants within a 100-foot radius, and interested parties who have requested notification in writing be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

Requested Action: Appeal of the entire decision of the Director of Planning of Density Bonus Compliance Review pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, Site Plan Review pursuant to LAMC Section 16.05, and Mitigated Negative Declaration as follows:

Approval of a Density Bonus Compliance Review utilizing one on-menu Density Bonus Affordable Housing Incentive pursuant to LAMC Section 12.22 A.25 for a project totaling 77 dwelling units, reserving at least 11 percent, or 7 dwelling units of the 57 base dwelling units permitted on the site, for Very Low Income household occupancy for a period of 55 years. The project will utilize Assembly Bill 744 to allow for the provision of reduced parking for 46 residential parking spaces;

Floor Area Ratio. An allowance for a 2.62:1 Floor Area Ratio in lieu of the normally required 1.5:1 Floor Area Ratio;

Approval of a Site Plan Review pursuant to LAMC Section 16.05 for the construction of a six-story with a mezzanine level, mixed-use development totaling 60,552 square feet, with 2,100 square feet of retail space, 77 residential units, including one at grade level of parking and one subterranean parking level, with a maximum building height of 83 feet; and

Adoption of Mitigated Negative Declaration ENV-2016-2229-MND, and the corresponding Mitigation Monitoring Program (MMP) as the project's environmental clearance pursuant to the California Environmental Quality Act and Section 21082.1(c)(3) of the California Public Resources Code.

APPLICANT: Pamela Day, Crimson EHOF, applicant/owner
APPELLANT A: Robert W. Logue and Kathy Logue, abutting property owners
APPELLANT B: Ilah Hardesty, tenant of an abutting property
APPELLANT C: West Mar Vista Residents Association & South Mar Vista Neighborhood Association, aggrieved party

Recommended Actions:

1. **Deny** the appeal and **adopt** the Mitigated Negative Declaration ENV-2016-2229-MND, and the corresponding Mitigation Monitoring Program (MMP) as the project's environmental clearance pursuant to the California Environmental Quality Act and Section 21082.1(c)(3) of the California Public Resources Code;
2. **Consideration** of an exemption pursuant to Public Resources Code Section 21155.1, as a Sustainable Communities Program exemption;
3. **Deny** the appeal and **sustain** the decision of the Director of Planning for Density Bonus Compliance Review utilizing one on-menu Density Bonus Affordable Housing Incentive for floor area ratio pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25 for a project totaling 77 dwelling units, reserving at least 11 percent, or 7 dwelling units of the 57 base dwelling units permitted on the site, for Very Low Income household occupancy for a period of 55 years;
4. **Deny** the appeal and **sustain** the decision of the Director of Planning for Site Plan Review pursuant to LAMC Section 16.05 for the construction of a six-story with a mezzanine level, mixed-use development, with 2,100 square feet of retail space, 77 residential units, including one at grade level of parking and one subterranean parking level, with a maximum building height of 83 feet;
5. **Approve** the technical corrections for the project's base density pursuant to Assembly Bill 2501 for a project with 58 base dwelling units permitted and a total of 77 dwelling units proposed, reserving at least 11 percent, or 7 dwelling units of the 58 base dwelling units permitted on the site, for Very Low Income household occupancy for a period of 55 years;
6. **Approve** the technical corrections for floor area for a total floor area of 62,652 square feet and a Floor Area Ratio of 3:1, reflecting the 2,100 square feet of commercial uses;
7. **Adopt** the modified conditions of approval; and
8. **Adopt** the modified findings of the Director of Planning.

TESTIMONY: Written testimony may be submitted prior to the hearing (see instructions under CORRESPONDENCE AND EXHIBITS); however, oral testimony ***can only be given at the hearing*** and may be limited due to time constraints. Sign language interpreters and assistive listening devices may be provided if you contact our office at least three (3) business days before the hearing.

DECISION: The Commission's decision will be based on the merits of the case and the applicable law. ***The Commission can consider the entire action even if only a portion has been appealed.*** A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

FILE REVIEW: The complete file, including the determination letter, is available for public inspection in the Department of City Planning, Room 721, City Hall, 200 N. Spring Street, Los Angeles, CA, 90012, between the hours of 9:00 a.m. to 4:00 p.m., Monday through Friday. Please call Lakisha Hull at (213) 978-1319 or Connie Chauv at (213) 978-0016 several days in advance to assure file availability.

CORRESPONDENCE AND EXHIBITS: The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Any written testimony which you wish them to see **may only** be submitted to our office using the following guidelines.

1. If you wish to submit information to be included in the Commission's meeting materials, items should be received in the Commission office **ten days** prior to the date of the hearing. Otherwise, the Commission will receive the information at the hearing.
2. Please provide an **original** and **nineteen (19) copies (sets)** of all correspondence or exhibits (for the file, (5) Commission members, Director of Planning, Principal City Planner, Commission Hearing Officer, Commission Executive Assistant and City Attorney). All **twenty copies/sets** may be mailed in the same envelope.
3. Correspondence must be on letter size or legal size paper (8.5" x 11" or 8.5" x 14").
4. All oversized exhibits (photos, plans, artists' renderings) must be able to fit in a legal size folder. Therefore, they should be mounted on foldable paper or a file size copy must be provided. Photo exhibits must be mounted on light cardboard or foldable paper.
5. Write the **case number** on all communications and exhibits.
6. **ALL** materials submitted to the Commission become City property and cannot be returned. This includes any correspondence or exhibit used as part of your testimony to the Commission.

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 meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the staff person referenced in this notice.