

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

And:

☒ Interested Parties/Others

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: 13488 and 13490 West Maxella Avenue; and
4350, 4352, 4354, and 4356 South Lincoln Boulevard

Case Nos.:	CPC-2016-3528-VZC-CDP-CDO-SPR-MEL; VTT-74438	Council No:	11- Councilman Bonin
CEQA No.:	ENV-2004-3812-EIR, 1 st Addendum, 2 nd Addendum SCH No. 2004081198	Related Case(s):	n/a
Hearing Held By:	Deputy Advisory Agency/Hearing Officer	Plan Area:	Palms – Mar Vista – Del Rey Community Plan Area
Date:	September 27, 2017 PUBLIC HEARING HAS BEEN CANCELLED. ***A new notice will be mailed once a new hearing date is scheduled.***	Existing Zone:	[T][Q]RAS4-1 and [T][Q]RAS4- 1-CDO
Time	9:30 a.m.	Proposed Zone:	[T][Q]RAS4-1 and [T][Q]RAS4- 1-CDO
Place:	Los Angeles City Hall Room 1020 200 N. Spring St. Los Angeles, CA 90012 (Please use the 201 N. Main Street entrance)	Plan Overlay:	Lincoln Boulevard Community Design Overlay
Staff Contact:	Sergio Ibarra, Planning Associate 200 N. Spring Street, Room 750 Los Angeles, CA, 90028 sergio.ibarra@lacity.org (213) 978-1333	Land Use:	General Commercial
		Applicant:	MDR L&M Apartments, LLC
		Representative:	Shane Swerdlow Craig Lawson & Co., LLC

PROPOSED PROJECT:

The project proposes construction of a 65 dwelling unit addition to Stella Phase I. The project includes a total of 138 residential parking spaces and 74 bicycle spaces. Stella Phase 1 currently contains 244 dwelling units and approximately 9,000 square feet of commercial floor area.

REQUESTED ACTION(S):

ENV-2004-3812-EIR:

1. The Advisory Agency shall consider, based on the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2004-3812-EIR (SCH No. 2004081198), certified on April 18, 2006 and pursuant to CEQA Guidelines, Sections 15162 and 15164, and as supported by the Addendum dated March 3, 2017, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project.

VTT-74438:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, **Vesting Tentative Tract Map No. 74438** to permit the merger and re-subdivision of a 28,020 square foot site to create 1 Master Lot, and two airspace lots for 1 residential lot and a parking garage. Haul route approval is requested.

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

ENV-2004-3812-EIR:

2. The City Planning Commission's consideration, based on the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2004-3812-EIR (SCH No. 2004081198), certified on April 18, 2006 and pursuant to CEQA Guidelines, Sections 15162 and 15164, and as supported by the Addendum dated March 3, 2017, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project.

CPC-2016-3528-VZC-CDP-CDO-SPR-MEL:

3. Pursuant to LAMC Section 12.32Q of the Los Angeles Municipal Code, a **Vesting Zone Change** to:
 - a. Revise the existing Q from [T][Q]RAS4-1 and [T][Q]RAS4-1-CDO to [T][Q]RAS4-1 and [T][Q]RAS4-1-CDO for the purpose of modifying existing "Q" Conditions;
4. Pursuant to LAMC Section 16.05, a **Site Plan Review** for a project that will result in an increase of more than 50 dwelling units.
5. Pursuant to LAMC Section 13.08.E, the Applicant requests approval of a **Community Design Overlay Plan** for a Project located within the boundary of the Lincoln Boulevard Community Design Overlay ("CDO") District.;
6. Pursuant to LAMC Section 12.20.2.1.D, the Applicant requests approval of a **Coastal Development Permit** for a Project located within the boundary of the Coastal Zone.
7. Pursuant to California Government Code Section 65590, request for **Mello Act Compliance Review**.

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

GENERAL INFORMATION

FILE REVIEW - The complete file including the Final Environmental Impact Report (FEIR) or the documents referenced in the EIR are 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.**

DIVISION OF LAND – Please note that the Staff Report will be available on-line seven (7) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Staff Reports are hyperlinked to the case numbers on the hearing schedule.

EIR CERTIFICATION: An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. The EIR for the Proposed Project is comprised of three parts, the Draft EIR, Final EIR and 1st and 2nd Addendums. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 30 day public review period from November 4, 2004 to December 20, 2004. Subsequent to preparation of the Draft EIR, the Original Project was modified to include a reduction in the number of residential units from 310 residential condominium units to 244 residential condominium units, including affordable housing units. The proposed 9,000 square feet of retail uses was unchanged. The Final EIR for the Stella Project, prepared in March 2005, evaluated the proposed revisions to the Stella Project. The EIR for the Stella Project, including the Draft EIR and Final EIR, was certified by the City of Los Angeles in April 2006.

Following certification of the EIR, modifications were proposed to the Stella Project. The proposed modifications included changes in the site plan such that the proposed buildings would be more functional, more accessible, and provide improved

pedestrian linkages while still staying within the constraints of the City of Los Angeles Municipal Code (LAMC). As a result of the site plan changes, the floor area ratio (FAR) of the Original Project was reduced from 2.39:1 to 2.27:1 and the maximum heights along Maxella Avenue and Lincoln Boulevard were increased from 67 feet to 70 feet and from 55 feet to 60 feet, respectively. These modifications were addressed in the 1st Addendum to ENV-2004-3812-EIR [State Clearinghouse No. 2004081198]/13480 (a.k.a. 13470) W. Maxella Avenue, Los Angeles/Case Numbers ZA-2009-2131-ZV-ZAA-CDP-CLQ-SPR-CDO and VTTM-62205-M1], approved by the City of Los Angeles in December, 2009. The Stella Project, as modified in the Final EIR and in the First Addendum is referred to herein as the Approved Project. The Approved Project was constructed and became operational in 2013, and is commonly known as The Stella Apartments.

A Second Addendum to the Certified EIR dated March 2017 (Second Addendum) was prepared to analyze further modifications to the Approved Project. Specifically, the Approved Project would provide for an additional 65 residential condominium units, including affordable housing units, for a total of 309 residential condominium units within the Project Site. This proposed modification to the Approved Project is referred to herein as the Villa Marina Mixed Use Project. The Villa Marina Mixed Use Project would provide the same amount of retail square footage as proposed under the Approved Project. It is noted that while the Final EIR included a reduction in the number of residential condominium units, the Draft EIR evaluated a mixed-use residential and retail project with up to 310 residential condominium units. With the proposed modification to add an additional 65 residential condominium units to the Project Site for a total of 309 condominium residential units, the Modified Project would be within the scope of analysis provided in the Certified EIR, which is comprised of the Draft EIR, Final EIR, and First Addendum. The EIR will be submitted to the City Planning Commission and City Council for requested adoption and action on the Project.

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 the hearing. 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 testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should 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. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

Regular Submissions - Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original** plus **(3) copies**, and follow the size guidelines above.

Rebuttal Submissions - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

Non-Complying Submissions - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

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 auxiliary aids and/or services may be provided upon request. 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.