



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:** 718-720 East Rose Avenue

**Case Nos.:** CPC-2018-2140-CU-DB-CDP-SPP-MEL & VTT-82253  
**CEQA No.:** ENV-2017-2141-CE  
**Hearing Held By:** Deputy Advisory Agency/Hearing Officer  
**Date:** September 26, 2018  
**Time** 9:30 a.m.  
**Place:** Los Angeles City Hall  
200 North Spring St., Room 1020  
Los Angeles, CA 90012  
(Please use the 201 N. Main Street entrance)  
**Staff Contact:** Oliver Netburn, City Planner  
200 North Spring Street, Room 763  
Los Angeles, CA 90012  
Oliver.Netburn@lacity.org  
(213) 978-1382

**Council No:** 11 - Bonin  
**Related Cases:** None  
**Plan Area** Venice  
**Existing Zone:** C2-1  
**Plan Overlay:** Venice Coastal  
**Existing Land Use:** Community Commercial  
**Applicant:** Becky Dennison,  
Venice Community  
Housing Corporation  
**Representative:** Jonathan Lonner,  
Burns and Bouchard, Inc.

**PROPOSED PROJECT:**

Demolition of commercial office uses and the construction, use and maintenance of a four-story, 35-unit, permanent supportive housing complex with ancillary administrative office.

**REQUESTED ACTION(S):**

The Deputy Advisory Agency will consider:

1. Pursuant to CEQA Guidelines, Section 15332, an Exemption from CEQA (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, and
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, a Vesting Tentative Tract Map for a merger and re-subdivision of Block A, Lots 5 and 6 of Tract 4372 including land previously quitclaimed/deeded to the City for future street purposes.

The Hearing Officer will consider:

1. Pursuant to LAMC Section 12.24-U,26, a Conditional Use for a Housing Development Project with a Density Bonus in excess of that permitted by LAMC Section 12.22-A,25;

2. Pursuant to LAMC Section 12.22-A,25, a 35% Density Bonus (with 100% affordable rental special needs projects with unobstructed access and/or paratransit service) with parking provided pursuant to AB744, and pursuant to LAMC Section 12.22-A,25(g)(3), three (3) Off-Menu Waivers as follows:
  - a. Height Increase of 20'0" in lieu of that otherwise permitted by code;
  - b. Waiver of the "Stepback" provisions of the Venice Coastal Specific Plan and associated with the increased height, and
  - c. Waiver of loading space requirements;
3. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance for a project within the Venice Coastal Specific Plan;
4. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for a project within the Single Permit Jurisdiction of the California Coastal Zone, and
5. Pursuant to Government Code Sections 65590 and 65590.1, and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for a project in the California Coastal Zone.

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*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.**

**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](http://planning.lacity.org), by selecting "Commissions & Hearings". Staff Reports are hyperlinked to the case numbers on the hearing schedule.

**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 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](mailto: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.