



LOS ANGELES
 201 N. LOS ANGELES ST., STE. 13A
 LOS ANGELES, CA 90012
 TEL: (213) 617-9600, FAX: (213) 517-9643

VAN NUYS
 14540 SYLVAN ST.
 VAN NUYS, CA 91411
 TEL: (818) 779-8866, FAX: (818) 779-8970

REPORT OF RETURNED ENVELOPES

NOTICE OF PUBLIC HEARING DATED: 9/3/2020
 DATE NOTICE MAILED: 8/7/2020

City Planning Commission
 Case No.:
 CF No.: CF-20-0858

Deputy Advisory Agency
 Tentative Tract No.:
 Parcel Map No.:
 Private Street No.:

Zoning Administrator
 Case No.:

Area Planning Commission
 Case No.:

Coastal Permit:

Other DIR Cases:
 Case No.:

Design Review Board
 Case No.:

SITE ADDRESS: 2467-2471 S LINCOLN BLVE

RECEIVED
 CITY CLERK'S OFFICE
 2020 SEP -2 PM 2:53
 CITY CLERK
 BY _____
 CITY CLERK

I, Gonzalo, certify that I am an employee of BTC, a contractor of the City of Los Angeles, Department of City Planning, State of California, and I did on 8/31/2020, prepare this report, count all returned envelopes and prepare, or supervised the preparation of the address list for the returned envelopes, a true copy of which is attached.

Number of Returned Envelopes: 23 Number of Envelopes Mailed: 370

There is a regular daily communication and service by mail between the City of Los Angeles and each of the Addresses to which notices were mailed.

 BTC Hearing Notice Clerk

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR



E-MAILED clerk.lacity.org

8/7/20

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information: (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI-PHP-1A
ENV-2019-6070-CE-1A
Council District 11

August 7, 2020

**NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND
INTERESTED PARTIES WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing on **Thursday, September 3, 2020** at approximately **10:00AM** or soon thereafter to consider the following: Statutory and Categorical Exemptions and related California Environmental Quality Act findings, report from the Los Angeles City Planning Commission (LACPC) and Appeals filed by 1) Michael Davitt, Archdiocese of LA/Archdiocese Education and Welfare Corporation (Representative: Bill Christopher, Urban Concepts) and 2) Tracy Carpenter from the LACPC's determination in approving the CEQA Exemptions and the following: 1) a Conditional Use Permit for a 100 percent increase in density for a Housing Development Project in which the density increase is greater than the maximum 35 percent permitted, allowing a total of 40 dwelling units in lieu of the 20 base units as otherwise permitted in the R3 Zone; 2) a Density Bonus Affordable Housing Incentive Program Review for a Housing Development Project comprised of 40 dwelling units, of which 39 units will be set aside for Low Income Households (homeless) and one unit will be set aside as a Manager's Unit, requesting the following: a) An On-Menu Incentive to permit a floor area ratio (FAR) of 3:1 in lieu of the otherwise required 1.5:1 FAR; 3) a Coastal Development Permit for Development within the Single Permit Jurisdiction of the Coastal Zone; 4) a Community Design Overlay (CDO) Plan Approval for a Project in the Lincoln Boulevard CDO; 5) a Project Permit Compliance Review for a Project within the Southeast Venice Subarea of the Venice Coastal Zone Specific Plan; 6) a Mello Act Compliance Review for the construction of 40 Residential Units in the Coastal Zone; and 7) a Waiver of Dedication and/or Improvements to waive the required 18-foot dedication along Lincoln Boulevard and widening and improvement of the half-roadway width; and 8) Conditions of Approval Nos. 3, 8, 9, and 10 for the demolition of a 2,056 square-foot auto repair shop and addition to and conversion of a 2,482 square-foot philanthropic use, in conjunction with the construction of a four-story, 30,463 square-foot, mixed-use development comprised of 39 permanent supportive housing units and one manager's unit, with 4,441 square feet of supportive services and 3,085 square feet of ground floor commercial (office) use; a total of six parking spaces are provided onsite for the properties located at 2467-2471 South Lincoln Boulevard, subject to Conditions of Approval.

Applicant: Rebecca Dennison, Venice Community Housing Corporation

Representative: Jonathan Lonner, Burns And Bouchard Inc.

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, this Los Angeles City Council committee meeting will be conducted telephonically.

The audio for this meeting is broadcast live on the internet at www.lacity.org/government/follow-meetings/council-committee-meetings. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area).

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to telephone-in at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012 or submitted by email to: clerk.plumcommittee@lacity.org

In addition, you may view the contents of Council file No. **20-0858** by visiting: <http://www.lacouncilfile.com>

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

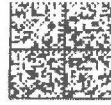
For inquiries about the project, contact City Planning staff:		
Juliet Oh	(213) 978-1186	juliet.oh@lacity.org
For inquiries about the meeting, contact City Clerk staff:		
Leyla Campos	(213) 978-1078	clerk.plumcommittee@lacity.org

Leyla Campos
Deputy City Clerk, Planning and Land Use Management Committee

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

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REQUESTED
AUG 20
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U.S. POSTAGE PITNEY BOWES
ZIP 91411 \$ 000.46⁰
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Richard Slawson CF-20-0858/9 3

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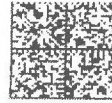
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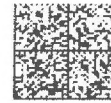
95 4237-024-008
DAVID & SIMCHA SHWARTZ
1126 GARFIELD AVE
LOS ANGELES CA 90291

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2513 LINCOLN BLVD
VENICE CA 90291

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: VIVIAN PENUELA MAXWELL
62922 LA BRISA DR
JOSHUA TREE CA 92252-3458

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APPLICANT CF-20-0858/9 3
VENICE COMMUNITY HOUSING
CORPORATION
720 ROSE AVE
LOS ANGELES CA 90291

910 NFE 1260A19I0008/11/20
RETURN TO SENDER
: VENICE COMMUNITY HOUSING
200 LINCOLN BLVD
VENICE CA 90291-2810

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810 7TH AVE WTHFL
NEW YORK NY 10019

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HELEN A FRICK
6401 WYNKOOP ST
LOS ANGELES CA 90045

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MARGIE L PEELE AVE
1217 ELM ST
VENICE CA 90291
90245-2604

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VENICE CA 90291

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LOS ANGELES CA 90064-1504

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2480 PENMAR AVE #4
VENICE CA 90291

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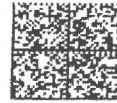
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Venice Community Housing
Corporation
720 Rose Avenue
Los Angeles, CA 90291

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: VENICE COMMUNITY HOUSING
200 LINCOLN BLVD
VENICE CA 90291-2810

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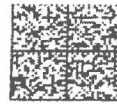
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CF 20-09509 3
Rebecca Dennison
Venice Community Housing Corp.
720 Rose Avenue
Los Angeles, CA 90291

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: VENICE COMMUNITY HOUSING
200 LINCOLN BLVD
VENICE CA 90291-2810

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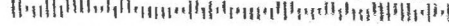
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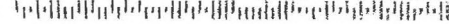
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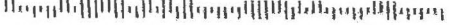
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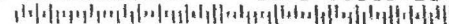
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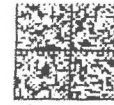
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80 4237-023-003, 006 TO 008, 014
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VENICE CA 90291

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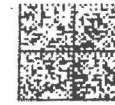
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VENICE CA 90291

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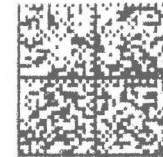
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OCCUPANT
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VENICE CA 90291

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