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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](http://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](mailto: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.

<b>For inquiries about the project, contact City Planning staff:</b>		
Juliet Oh	(213) 978-1186	juliet.oh@lacity.org
<b>For inquiries about the meeting, contact City Clerk staff:</b>		
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.