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DIR-2020-3752-TOC-SPR-HCA-PHP
ENV-2020-3753-SCPE
Council District 13

October 9, 2020

NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND INTERESTED PARTIES WITHIN A 100-FOOT RADIUS

You are hereby notified that the Los Angeles City Council will hold a public hearing **telephonically** on **Wednesday, October 14, 2020** at approximately **10:00AM** or soon thereafter to consider the following: Sustainable Communities Project Exemption (SCPE) (ENV-2020-3753-SCPE) dated September 2020, and report from the Department of City Planning relative to compliance with the requirements of the California Environmental Quality Act (CEQA) for use of a SCPE as authorized pursuant to Public Resources Code Section 21155.1., by the proposed project identified as Planning Case Number DIR-2020-3752-TOC-SPR-HCA-PHP for demolition and removal of the existing landscaping and pedestrian pathways, and the development of an approximately 106,386 square-foot residential building, 100-percent Priority Housing Project with 136 dwelling units restricted for Low Income Households and one manager's unit; the project is comprised of a 7-story, 87-foot building, and would provide residential amenity space on the basement level, first and second floors including a community, lounge, fitness room, courtyards and common breezeway; dwelling units are located on the first through seventh levels and there is no provided parking for the project as per the Transit Oriented Communities (TOC) Guidelines for a Tier 4 project; the project is providing 94 long term and 10 short term bicycle parking stalls, a minimum of 10,708 square feet of usable open space in compliance with the Tier 4 TOC Guidelines including a 1,067 square foot lounge, 984 square foot community room, 1,057 square foot fitness room, outdoor courtyards and second level deck, while also providing 35 trees for the property located 1917-2005 1/2 West 3rd Street, subject to Conditions of Approval.

Applicant: Miramar Development, LP
Representative: Alfred Fraijo, Esq, Sheppard Mullin

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. 160 535 8466 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: LACouncilComment.com

In addition, you may view the contents of Council file No. **20-1218** by visiting: <http://www.lacouncilfile.com>

Please be advised that the Los Angeles City Council 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:		
Jim Harris	(213) 978-1241	james.harris@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.