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Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information - (213) 978-1133
FAX: (213) 978-1079

PATRICE Y. LATTIMORE
DIVISION MANAGER

clerk.lacity.org

November 9, 2023

CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR-1A
Council District 10

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 in-person on **Tuesday, December 5, 2023** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Sustainable Communities Environmental Assessment, No. ENV-2019-2568-SCEA, Mitigation Monitoring and Reporting Program, Mitigation Measures, and related Environmental findings, report from the Los Angeles City Planning Commission (LACPC); and Appeals filed by: 1) Supporters Alliance for Environmental Responsibility (Representative: Victoria Yundt, Lozeau Drury LLP); 2) Nam Kim, from the determination of the LACPC in approving, pursuant to Section 12.24 W. 1 of the Los Angeles Municipal Code (LAMC), a Main Conditional Use Permit to allow for a full line of alcoholic beverages for on-site consumption, in conjunction with three restaurants; approving, pursuant to Section 16.05 of the LAMC, a Site Plan Review for a mixed-use development project that creates 251 dwelling units and 61,500 square feet of commercial floor area; and approving a SCEA, ENV-2019-2568-SCEA as the environmental clearance, for the demolition of the existing single-family house, commercial buildings, and parking lot for the construction of a new 292,820 square-foot, eight-story, 251-unit, mixed-use building containing 29 affordable housing units above two levels of subterranean parking. The Project proposes 46,000 square feet of commercial area, 15,500 square feet of office area, 284 parking stalls, 204 bicycle parking spaces, and 20,700 square feet of usable open space; for the properties located at 3431 – 3455 West 8th Street, 749 – 767 South Harvard Boulevard, and 744 – 762 South Hobart Boulevard, subject to Modified Conditions of Approval.

Applicant: Charles Park & Associates, LLC
Representative: Steve S. Kim
Environmental No. ENV-2019-2568-SCEA

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. 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). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

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 appear 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 through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file Nos. **22-1593-S2** by visiting: www.lacouncilfile.com.

Please be advised that the Planning and Land Use Management 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:

Chi Dang

(213) 978-1307

chi.dang@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Candy Rosales

(213) 978-1078

clerk.plumcommittee@lacity.org

Candy Rosales

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.