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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**  
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November 15, 2021

VTT-82288-2A  
CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-SPR-PHP-1A  
ENV-2018-6667-SE  
Council District 11

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

You are hereby notified that the Los Angeles City Council will hold public hearings **telephonically** on **Wednesday, December 1, 2021** at approximately **10:00 A.M.**, or soon thereafter, to consider the following:

### **Council file (CF) 21-0829 - Case No. VTT-82288-2A**

Statutory Exemption from the California Environmental Quality Act (CEQA) pursuant to Assembly Bill (AB) 1197 in furtherance of providing Supportive Housing under Public Resource Code Section 21080.27(b)(1), and related CEQA findings; report from the Los Angeles City Planning Commission (LACPC), and an appeal filed by Venice Vision (Representative: Jaime T. Hall, Channel Law Group, LLP) from the determination of the LACPC in approving a Statutory Exemption, No. ENV-2018-6667-SE, as the environmental clearance, denying the appeal and sustaining the Deputy Advisory Agency's determination, dated February 2, 2021; and, approving a Vesting Tentative Tract (VTT) Map, No. VTT-82288, pursuant to Sections 17.03, 17.06, and 17.15 of the Los Angeles Municipal Code (LAMC); for the merger and re-subdivision of a 115,674 square-foot site to create two ground lots and seven airspace lots, as shown on the Map stamp-dated December 12, 2018; with a maximum of 140 dwelling units, 685 square feet of supportive uses, 2,255 square feet of retail uses, an 810 square-foot restaurant with 1,060 square feet of outdoor and indoor Service Floor area, 2,875 square feet of art studio use, and a new public parking structure; for the properties located at 2102-2120 South Pacific Avenue, 116-302 East North Venice Boulevard, 2106-2116 South Canal Street, and 319 East South Venice Boulevard.

Applicants: Sarah Letts, Hollywood Community Housing Corporation and Rebecca Dennison, Venice Community Housing Corporation  
Representative: Christopher Murray, Rosenheim and Associates, Inc.

### **CF 21-0829-S1 - Case No. CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-SPR-PHP-1A**

Statutory Exemption from CEQA pursuant to AB 1197 in furtherance of providing Supportive Housing under Public Resource Code Section 21080.27(b)(1), and related CEQA findings; reports from the LACPC and Mayor, Resolution for a General Plan Amendment to the Venice Community Plan, the certified Venice Local Coastal Program Land Use Plan ( Venice LUP) to change the land use designation from Open Space and Low Medium II Multiple Family Residential to Neighborhood Commercial, and the certified Venice LUP text pertaining to the proposed development, pursuant to City Charter Section 555 and LAMC Section 11.5.6; draft Ordinance effectuating a Vesting Zone and Height District Change from OS-1XL-O to (T)(Q)C2-1L-O, pursuant to LAMC Sections 12.32 F and 12.32 Q, using the following Developer Incentives,

pursuant to LAMC Section 11.5.11(e) and California Government Code Section 65915(k): a) reduced residential parking pursuant to AB 744; b) permit required residential parking for the building on the East Site to be located in the building on the West Site; and, c) utilize the side yard requirements in the RAS3 Zone; proposed Ordinance for a Specific Plan Amendment to the Venice Coastal Zone Specific Plan, pursuant to LAMC Section 11.5.7 G, to: a) amend the Existing Zoning Map from OS-1XL and RD1.5 to (T)(Q)C2-1L-O for consistency with the proposed zone; b) amend the Existing Zoning Map to remove the proposed Alberta Avenue right-of-way between North Venice Boulevard and South Venice Boulevard and replace it with (T)(Q)C2-1L-O to be consistent with the existing Conditions and proposed zone; and, c) amend Section 10 to create a new subarea "Subarea A", that would establish new land use and development regulations; and an Appeal filed by Venice Vision (Representative: Jamie T. Hall, Channel Law Group, LLP) from the determination of the LACPC in approving the Statutory Exemption, No. ENV-2018-6667-SE; a Project Permit Compliance Review for a project within the Venice Coastal Zone Specific Plan, pursuant to LAMC Section 11.5.7; a Coastal Development Permit for a project located within the Dual Permit Jurisdiction of the California Coastal Zone, pursuant to LAMC Section 12.20.2.1; a Mello Act Compliance Review for the demolition of four Residential Units and the construction of 140 Residential Units within the Coastal Zone, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures; and, a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units, pursuant to LAMC Section 16.05; for the demolition of an existing surface parking lot (Los Angeles Department of Transportation Lot 731) containing 196 vehicular parking spaces (bisected by Grand Canal) and a two-story, four-unit residential structure; the merger and re-subdivision of a 115,674 square-foot site to create two ground lots and seven airspace lots for the construction, use, and maintenance of a 103,957 square-foot, mixed-use, 100 percent affordable housing development (a 36,157 square-foot structure west of Grand Canal, and a 67,800 square-foot structure east of Grand Canal) consisting of 140 dwelling units, of which 34 are Joint Living and Work Quarters (136 restricted affordable dwelling units and four unrestricted Manager Units), 685 square feet supportive services, 2,255 square feet of retail uses, and 810 square-foot restaurant with 1,060 square feet of indoor and outdoor Service Floor area, and 2,875 square feet of art studio; the structure west of Grand Canal (West Site) is three stories and 35 feet in height with a 59-foot in height architectural campanile located at the northwest corner of the subject site, with a roof access structure resulting in a structure with a maximum of 67 feet in height and four stories with a mezzanine; the structure east of Grand Canal (East Site) is three stories and 35 feet in height; the project will provide a total of 357 automobile parking spaces comprising of 61 residential spaces, 42 commercial spaces, 27 Beach Impact Zone spaces, 226 public spaces, and 136 bicycle parking spaces (19 short-term and 117 long-term); and, will include the export of 9,100 cubic yards of building material and soil, and the removal of 24 non-protected on-site trees and 11 non-protected street trees; for the properties located at 2102-2120 South Pacific Avenue, 116-302 East North Venice Boulevard, 2106-2116 South Canal Street, and 319 East South Venice Boulevard, subject to Conditions of Approval.

Applicants: Sarah Letts, Hollywood Community Housing Corporation and Rebecca Dennison, Venice Community Housing Corporation  
Representative: Christopher Murray, Rosenheim and Associates, Inc.

Pursuant to Assembly Bill 361, and due to concerns over COVID-19, the City Council will take all public comment by teleconference.

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.

Members of the public who wish to offer public comment to the City Council regarding this matter should call (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 through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file Nos. **21-0829** and **21-0829-S1** by visiting: <http://www.lacouncilfile.com>

**For inquiries about the project, contact City Planning staff:**

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**For inquiries about the meeting, contact City Clerk staff:**

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Armando Bencomo

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.