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January 7, 2022

ENV-2020-6166-SCPE
Council District 13

NOTICE TO APPLICANT(S), OWNER(S), OCCUPANT(S), AND INTERESTED PARTIES **WITHIN A 100-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 **telephonically** on **Tuesday, January 18, 2022**, at approximately **2:00 P.M.**, or soon thereafter, to consider the following: Sustainable Communities Project Exemption (SCPE), No. ENV-2020-6166-SCPE, and report from the Department of City Planning relative to determining that the proposed project, Case No. DIR-2020-6165-TOC-SPR-VHCA, is statutorily exempt from the California Environmental Quality Act pursuant to Public Resources Code (PRC) Section 21155.1, and qualifies as a transit priority project pursuant to PRC Section 21155(b) that is declared to be a Sustainable Communities Project, which by definition means that the proposed project is consistent with the general use designations, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy prepared by the Southern California Association of Governments pursuant to PRC Section 21155(a); and contains more than 50% residential; provides a minimum net density greater than 20 units an acre; and is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan per PRC Section 21155(b); and, that meets all criteria of Subdivisions (a) and (b), including environmental criteria, land use criteria, and at least one criteria (affordable housing) of Subdivision (c) of PRC Section 21155.1; for the demolition of an existing surface parking lot and the construction, use, and maintenance of a new, eight-story, 97-foot (103 feet, 10 inches to the top of the elevator penthouse), mixed-use building consisting of a 1,207 square-foot ground-floor café and 137 dwelling units, of which 14 units will be reserved for Extremely Low Income Households; the project includes 54 studio units, 56 one-bedroom units, and 20 two-bedroom units, and a total of 12,405 square feet of open space; and will provide 150 automobile parking spaces located within two subterranean levels; for the properties located at 6817-6831 ½ Hawthorn Avenue.

Applicant: Michael Nazzal, Yorkwood, LLC
Representative: Gary Benjamin, Alchemy Planning + Land Use
Related Case No. DIR-2020-6165-TOC-SPR-VHCA

Pursuant to Assembly Bill 361, and due to concerns over COVID-19, this Los Angeles City Council committee meeting 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 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/guides/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.

In addition, you may view the contents of Council file No. **21-0809** 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:

Kevin Golden

(213) 978-1396

kevin.golden@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Armando Bencomo

(213) 978-1080

clerk.plumcommittee@lacity.org

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.