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June 10, 2022

ENV-2018-2771-EIR-1A
Council District 5

NOTICE TO APPELLANT(S), APPLICANT(S), AND INTERESTED PARTIES

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, June 21, 2022** at approximately **2:00 P.M.**, or soon thereafter, to consider the following: Report from Central Area Planning Commission (CAPC); and pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.13 and Public Resources Code Section 21151(c), two (2) California Environmental Quality Act (CEQA) appeals filed by: 1) Park La Brea Impacted Residents Group (Barbara Gallen) (Representative: Kristina Kropp, Luna and Glushon), and 2) Supporters Alliance for Environmental Responsibility (Representative: Brian Flynn, Lozeau Drury, LLP), from the decision of the CAPC in certifying an Environmental Impact Report (EIR) ENV-2018-2771-EIR, and adopting the related CEQA findings and Mitigation Monitoring Program, as the environmental clearance for the construction and operation of a new mixed-use development within the eastern portion of the existing Town and Country Shopping Center that is currently developed with retail and commercial uses. The proposed development activities would be limited to the eastern portion of the Center and would include the demolition of 151,048 square feet of existing retail uses and the construction of a mid-rise, eight story mixed-use structure with two levels of subterranean parking, for a maximum height of 100 feet. The residential component of the project would include up to 331 multi-family dwelling units and 83,994 square feet of newly developed commercial space for a total new floor area of 426,994 square feet. The western portion of the project site would remain and is not proposed to be demolished, altered, or developed as part of the project. Including the existing 63,688 square feet of commercial and retail uses to remain, the project site would result in 147,682 square feet of commercial retail space, and a total of 490,682 square feet of development and a Floor Area Ratio (FAR) of 1.5 to 1 (3rd and Fairfax Mixed-Use Project), for the properties located at 300-370 South Fairfax Avenue, 6300-6370 West 3rd Street, and 347 South Ogden Drive.

Applicant: Tom Warren, NASH-Holland, 3rd and Fairfax Investors, LLC
Representative: James Pugh, Sheppard, Mullin, Richter and Hampton, LLP
Case: DIR-2018-2770-SPR-WDI-1A

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/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.

In addition, you may view the contents of Council file No. **22-0603** 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:		
William Lamborn	(213) 847-3637	william.lamborn@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.