

HOLLY L. WOLCOTT
CITY CLERK

SHANNON HOPPE
EXECUTIVE OFFICER

When making inquiries relative
to this matter, please refer to
the Council File No. **18-0686-S1**

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information: (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
ACTING DIVISION MANAGER

clerk.lacity.org

TT-70786-REV-1A
Council District 11

August 3, 2018

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 on **Tuesday, August 14, 2018** at approximately **2:30 PM** 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: Mitigated Negative Declaration No. ENV-2012-3536-MND-REC1, Mitigation Measures, Mitigation Monitoring Program, and related California Environmental Quality Act findings, report from the Los Angeles City Planning Commission (LACPC), and appeals filed by Kathryn M. Schwertfeger and Yelena Zeltser, UNITE HERE Local 11 from the determination of the LACPC in sustaining the action of the Deputy Advisory Agency in approving Tentative Tract Map No. 70786-REV (Revised Map date-stamped April 17, 2017) for the purpose of Reversion to Acreage for the merger of portions of the right-of-way of 10 feet along Culver Boulevard and variable width along Trolley Place, and the Vacation of Vista Del Mar (a 20-foot wide alley) resulting in one lot with a total net area of 41,223 square feet, whereby the project includes the construction of a four-story, 79,493 square-foot mixed-use development comprised of 7,507 square feet of ground floor commercial use (6,007 square feet of retail use and 1,500 square feet of restaurant use), 72 dwelling units, and 123 parking spaces within ground floor and one subterranean level and grading and excavation necessary for the project, for the property located at 138, 140, 142 East Culver Boulevard and 6911, 6913, 6915, 6917 Vista Del Mar, subject to modified Conditions of Approval.

Applicant: Edward Czucker, Legado Companies
Representative: Benjamin M. Reznik, Jeffer Mangels Butler and Mitchell LLP

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. In addition, you may view the contents of Council file No. 18-0686-S1 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.

Zina H. Cheng
Deputy City Clerk, Planning and Land Use Management Committee
clerk.plumcommittee@lacity.org

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.

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DIR-2012-3537-CDP-DB-SPR-MEL-1A
Council District 11

August 3, 2018

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 on **Tuesday, August 14, 2018** at approximately **2:30 PM** 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: Mitigated Negative Declaration No. ENV-2012-3536-MND-REC1, Mitigation Measures, Mitigation Monitoring Program, and related California Environmental Quality Act findings, report from the Los Angeles City Planning Commission (LACPC), and appeals filed by Kent Genzlinger; Michelle Kim; Julie Ross; Kathryn M. Schwertfeger; and, Yelena Zeltser, UNITE HERE Local 11 from the determination of the Director of Planning in approving a Coastal Development Permit for the construction of a four-story, 79,493 square foot mixed-use development comprised of 7,507 square feet of ground floor commercial use (6,007 square feet of retail use and 1,500 square feet of restaurant use), 72 dwelling units, and 123 parking spaces on the ground floor and within one subterranean level, whereby the development includes a Reversion to Acreage to merge portions of the right-of-way along Culver Boulevard and Trolley Place, and the Vacation of Vista Del Mar Lane (alley), resulting in a net lot area of 41,223 square feet and includes grading and excavation necessary for the project, and with the project located within the Dual-Permit Jurisdiction Area of the Coastal Zone, for the property located at 138, 140, 142 East Culver Boulevard and 6911, 6913, 6915, 6917 Vista Del Mar, subject to Conditions of Approval. (The LACPC failed to act for Case No. DIR-2012-3537-CDP-DB-SPR-MEL-1A, thereby resulting in the determination of the Director of Planning as the last and final decision on the Density Bonus, Site Plan Review and Mello Act Compliance Review.)

Applicant: Edward Czucker, Legado Companies
Representative: Benjamin M. Reznik, Jeffer Mangels Butler and Mitchell LLP

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Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

Zina H. Cheng
Deputy City Clerk, Planning and Land Use Management Committee
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