

NOTICE OF HEARING EXAMINER PUBLIC HEARING
NOTICE OF COMPLETION AND AVAILABILITY
OF DRAFT ENVIRONMENTAL IMPACT REPORT
FOR
THE VIEW PROJECT

PROJECT NO. R2015-01232-(2) / VESTING TENTATIVE TRACT MAP (VTTM) NO. 073082
CONDITIONAL USE PERMIT (CUP) NO. RCUP-201500052
ENVIRONMENTAL ASSESSMENT NO. RENV-201500089
STATE CLEARINGHOUSE NO. 2017041016

Los Angeles County Planning, acting in the capacity of Lead Agency under the County Environmental Guidelines, Chapter III, Section 304, has filed a Notice of Completion and Availability of a Draft Environmental Impact Report (DEIR) for the Project. This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Section 21000 *et seq.*; and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines), California Code of Regulations, Title 14, Chapter 15000 *et seq.*, (including Section 15160).

PUBLIC REVIEW PERIOD

The formal **60-day** public review period for the DEIR will be from Monday, November 7, 2022 to Friday, January 6, 2023, exceeding the 45-day minimum required pursuant to Title 14, Section 15105(a) of the California Code of Regulations. All comments received by the closing of the public review period will be considered in the Final Environmental Impact Report (FEIR) for the project.

SITE LOCATION

The project site is located at 5101 South Overhill Drive on 1.84 gross acres (1.77 net acres) within the unincorporated community of Ladera Heights/View Park-Windsor Hills in Los Angeles County ("Project Site"). The Project Site is zoned C-1 (Restricted Commercial) and is located within a Hillside Management Area and Very High Fire Hazard Severity Zone. The Project Site location is shown in the attached Project Vicinity Map. The Project Site is currently vacant and unimproved and is 1.84 acres in size. The Project Site is not identified on standard government databases for hazardous materials sites pursuant to Government Code Section 65962.5.

PROPOSED PROJECT

The project entails the construction of a multi-family residential development with 88 for-sale attached condominium units including supporting improvements on the Project Site ("Project" or the "View Project"). The Project requires Los Angeles County approval of VTTM No. 073082 to create one multi-family residential lot and a CUP for the development of 88 attached residential condominium dwelling units within the C-1 Zone. The Project includes a yard modification for the reduction of front yard setbacks from 20 to 15 feet, and a request to exceed the maximum 35-foot height limit by 30 feet within the C-1 Zone.

The Project proposes approximately 139,281 square feet of habitable living space and surface and subterranean parking areas for 198 spaces used for vehicle parking within a five-story, 65-foot-high structure. The Project proposes grading consisting of 28,150 cubic yards of cut, 300 cubic yards of fill, and 27,850 cubic yards of export to an approved landfill to be determined. Additionally, 12,876 square feet of landscaping is proposed.

As a condition of approval for the CUP, the Project would include five percent of total units constructed or five dwelling units, whichever is greater, for sale to moderate income households with incomes no greater than 120% average median income as defined in California Health and Safety Code Section 50079.5.

SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS

The DEIR (including the Initial Study) concluded that no significant and unavoidable impacts would occur as a result of the View Project, after implementation of all mitigation measures. The determinations of the environmental analysis are listed below, per Section 15087 of the CEQA Guidelines.

The 3 areas of environmental impact for which no impacts would occur are listed below:

- Agriculture/Forest
- Mineral Resources
- Wildfire

The 11 areas of environmental impact identified as less than significant, requiring no mitigation, are listed below:

- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Population and Housing
- Public Services
- Recreation
- Traffic/Circulation
- Utilities and Service Systems

The 6 areas of environmental impact identified as less than significant with mitigation incorporated are listed below:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Noise
- Tribal Cultural Resources

HEARING EXAMINER MEETING

A virtual (online) public meeting on the DEIR has been scheduled before the Los Angeles County Department of Regional Planning Hearing Examiner on Thursday, December 8, 2022, starting at 6:00 p.m. and ending after the last testifier or 9:00 p.m., whichever occurs first.

The virtual hearing will be via ZOOM at the following link:

<https://us06web.zoom.us/j/87614974553>

Or One tap mobile for US: +16699006833,,87614974553# or +16694449171,,87614974553#

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 669 444 9171 or +1 346 248 7799 or +1 719 359 4580 or +1 253 215 8782 or +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 386 347 5053 or +1 564 217 2000 or +1 646 931 3860 or 888 475 4499 (Toll Free) or 833 548 0276

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(Toll Free) or 833 548 0282 (Toll Free) or 833 928 4608 (Toll Free) or 833 928 4609 (Toll Free) or 833 928 4610 (Toll Free) or 877 853 5257 (Toll Free)

Webinar ID: 876 1497 4553

International numbers available: <https://us06web.zoom.us/j/kAHDZxYt3>

Translation in other languages can be made available at the meeting upon request. Please submit translation requests at least seven business days in advance of each scheduled meeting to eaguirre@planning.lacounty.gov.

Si necesita más información sobre este aviso en español o asistencia durante la reunión en español, envíe un correo electrónico a eaguirre@planning.lacounty.gov. Envíe las solicitudes de traducción al menos siete días hábiles antes de la reunión programada.

PUBLIC HEARING

Following the Hearing Examiner meeting, a public hearing on the Project and FEIR will be scheduled before the Los Angeles County Regional Planning Commission at a time, date, and location to be determined. The public hearing will be properly noticed, including onsite posting. The public hearing information will also be posted in advance of the hearing on our website here: <https://planning.lacounty.gov/rpc>.

REVIEWING LOCATIONS

To ensure public access to the DEIR, an electronic version of the DEIR is available on the Department's website at: <https://planning.lacounty.gov/case/view/tr073082>.

Additionally, this Notice of Completion and Availability can be viewed here: <http://planning.lacounty.gov/ceqa/notices> (under Current Planning Projects).

A copy of the DEIR will also be available for review at the Los Angeles County Department of Regional Planning (320 West Temple Street, Los Angeles, CA 90012) during the Department's normal business hours; however, this building is currently closed to the public. Please contact Erica G. Aguirre to coordinate an in-person review, if needed (see contact information below).

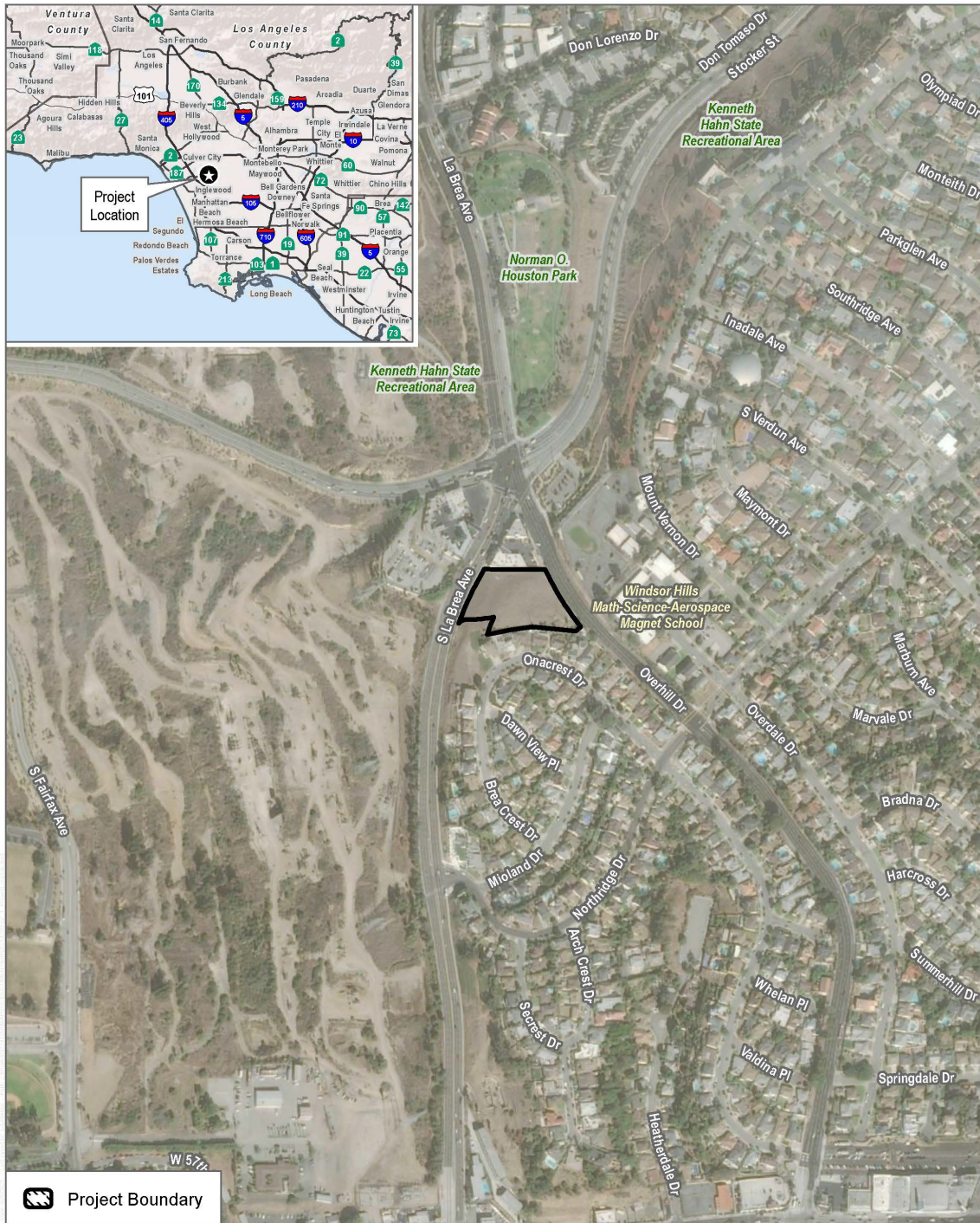
COMMENTS AND QUESTIONS

Please submit written comments on the DEIR to Ms. Erica G. Aguirre of Los Angeles County Planning via email to: eaguirre@planning.lacounty.gov. You may also mail your written comments to the address below. All comments should be submitted by the end of the day on Friday, January 6, 2023. Should you have any questions or should you wish to review the DEIR in person, please call (213) 974-6433.

Attn.: Erica G. Aguirre, AICP
Los Angeles County Department of Regional Planning
320 West Temple Street, G10
Los Angeles, CA 90012

All written responses will be included in the FEIR, which will be posted on the Project website in advance of the public hearing for the project: <https://planning.lacounty.gov/case/view/tr073082>

PROJECT VICINITY MAP



SOURCE: Esri and Digital Globe, OpenStreetMaps 2019

