

NOTICE OF PUBLIC HEARING

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius

And: Within a 500-Foot Radius

Others

This notice is sent to you because you own property or live near a site for which an application, as described below, has been filed with the Department of City Planning. The initial public hearing for this project was held on June 29, 2016. Since that time, the project has been revised so that a General Plan Amendment and Zone Change are no longer requested. A new public hearing will be held at the City Planning Commission on March 23, 2017. The City Planning Commission may also render a decision at this time. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing By: The City Planning Commission
City Hall, 3rd Floor
Council Chamber
200 North Spring Street, Room 340
Los Angeles, CA 90012

Date: **Thursday, March 23, 2017**
Time: **8:30 A.M.**

Staff Contact: Debbie Lawrence
(213) 978-1163
Debbie.Lawrence@lacity.org

Initial Public Hearing: June 29, 2016

Case No.: **CPC-2015-779-CU-SPR**
CEQA No.: ENV-2015-780-MND
Council No.: CD 8 – Harris-Dawson
Plan Area: West Adams-Baldwin Hills-Leimert

Specific Plan: South Los Angeles Alcohol Sales

Certified NC: Empowerment Congress West

GPLU: Low Medium II Residential
Zone: RD2-1

Applicant: Abraham Shofet
JMDB Holdings

Representative: Armen Ross
The Ross Group

PROJECT LOCATION: **3831 W. Stocker Street**

PROPOSED PROJECT: The proposed project includes demolition of a vacant 18,157-square foot two-story medical office building to construct an apartment building with 74 multi-family residential units, of which the project will contain the requisite number of affordable units as set forth in California Government Code Section 65915(b). The building is proposed for 45 feet in height, and will provide 120 parking spaces. The project will include 12,077 square feet of open space. The property is located in the West Adams-Baldwin Hills-Leimert Community Plan at the northwest corner of Stocker Street and Don Felipe Drive, adjacent to unincorporated Los Angeles County. The project vehicular access will be from Don Felipe Drive, with no vehicular access from Stocker Street.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-780-MND, all comments received, the imposition of mitigation measures, and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

2. Pursuant to LAMC Section 12.24.U.26, a Conditional Use to allow a density bonus for a housing development project in which the density increase is greater than the maximum permitted in LAMC Section 12.22. A. 25.
3. Pursuant to Section 16.05 of the LAMC, **Site Plan Review** for a project which results in an increase of 50 or more residential units.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City 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 on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles Department of City Planning, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 Attention: Debbie Lawrence.

REVIEW OF FILE: CPC-2015-779-CU-SPR including the application and the environmental assessment are available for public inspection at the Department of City Planning, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call the Hearing Officer indicated at the top of this notice several days in advance to assure that the file will be available. The files are not available for review on the day of the hearing.

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.* To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*