

CITY OF LOS ANGELES

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

SUBDIVISIONS AND HEARING OFFICER

Wednesday, May 17, 2017

200 North Spring Street
Room 1020 (Main City Hall)
Los Angeles, CA 90012

APPROXIMATE TIME	CASE NO.	CD	OWNER / ENGINEER	PROPERTY ADDRESS/ COMMUNITY PLAN	ZONE
9:30 A.M. Heather Bleemers (213) 978-0092	VTT-74785-CN; ENV-2016-4076-MND Related Case: DIR-2016-7075-SPR (Subdivision of the subject site into six (6) lots in conjunction with the construction, use, and maintenance of a new mixed-use building containing 124 dwelling units and 8,700 square feet of ground floor commercial space. Two levels of subterranean parking are proposed for a total of 151 residential spaces and 19 commercial parking spaces.)	1	Johnson Broadway, LLC / Christopher Jones, PLS	1201-1209, 1213, 1217, and 1221 North Broadway/ Central City	C2-2D
10:00 A.M. Jordann Turner (213) 978-1365	VTT-74510 CPC-2016-3312-GPA-VZC-DB-SPR ENV-2016-3313-MND The Project involves demolition of existing structures and surface parking to allow for construction of a seven story (87 feet) mixed-use building with five stories of residential uses above a two-story parking and commercial podium. The residential component of the Project would include approximately 278,384 square feet of floor area and up to 296 residential units. Of these units, 11 percent (25 units) of the base density of 221 units would be reserved for restricted affordable units at the very low income level. Approximately 5,000 sf of commercial retail/restaurant space would be	9	Penichet Trust 2008 / Orlando Moreno, PE	232-250 West 25th Street, 2504-2528 South Grand Avenue and 227-243 West Adams Boulevard Southeast Los Angeles	M1-2 Proposed: C2-2

	provided at ground level at the intersection of S. Grand Avenue and W. Adams Boulevard, with 2,500 sf retail and 2,500 sf restaurant uses. Approximately 341 parking spaces would be provided on the ground level and second level of the two-story podium.				
10:30 A.M. Christina T. Lee (213) 473-9723	<p>VTT-72376-MU; CPC-2013-4050-GPA-ZC-HD-SN-CU-MCUP-ZV-SPR; CPC-2013-4051-DA; ENV-2012-3003-EIR</p> <p>The Proposed Project seeks to demolish up to approximately 91,729 sf of the existing structures on the Project Site and redevelop the Project Site with a mixed-use project with a maximum of approximately 1,719,658 square feet of total developed floor area. The Proposed Project would include the construction of approximately 945 multiple residential dwelling units, approximately 210 hotel rooms, approximately 294,641 sf of commercial (including medical and general office) and manufacturing uses, approximately 224,862 sf of retail floor area (including restaurants, bars, event space, wholesale uses, and a cinema with approximately 744 seats), and approximately 312,112 sf of corporate/educational campus floor area. A Vesting Tentative Tract Map for the merger and re-subdivision of the land and the creation of four ground lots containing 14 airspace lots.</p>	14	City Market of Los Angeles / Hall & Foreman, Inc.	1057 S. San Pedro/ Central City Community Plan	M2-2D

Abbreviations: **APC**- Area Planning Case; **APT**- Apartments ; **C**- Condominium; **CC**- Condominium Conversion; **CDP**- Coastal Development Permit; **CM**- Commercial; **CMC**- Commercial Condominium; **CMCC**- Commercial Condo Conversion; **CPC**- City Planning Case; **ENV**- Environmental Assessment Case; **IND**- Industrial; **INDC**- Industrial Condominiums; **INDCC**- Industrial Condo Conversion; **MANF**- Manufacturing; **MF**- Multiple-Family; **MOD**- Modification; **PP**- Project Permit; **PS**- Private Street; **RV**- Reversion to Acreage; **SC**- Stock Cooperative; **SF**- Single-Family; **SUB**- Subdivision; **ZC**- Zone Change
EIR- Environmental Impact Report; **MND**- Mitigated Negative Declaration; **ND**- Negative Declaration; **CE**- Categorical Exemption

NOTE: Per State Government Code Section 65009(b)(2):

If you challenge any agenda items in court, you may be limited to raising only those issues raised in person at the public hearing, or in correspondence received at or before the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.



FACILITY AND PARKING ARE WHEELCHAIR ACCESSIBLE



SIGN LANGUAGE INTERPRETERS, ASSISTIVE LISTENING DEVICES, OR OTHER AUXILIARY AIDS AND/OR SERVICES MAY BE PROVIDED IF REQUESTED AT LEAST 72-HOURS PRIOR TO THIS MEETING

BY CALLING THE PROJECT PLANNER.