



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
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
☒ Within a 500-Foot Radius
And: ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 2501 West Olympic Boulevard

Case No.: CPC-2014-4942-ZC-HD-DB-SPR-WDI
CEQA No.: ENV-2014-4943-MND
Hearing Held By: Hearing Officer for the City Planning Commission
Date: July 24, 2017
Time: 10:00 a.m.
Place: Los Angeles City Hall, Room 1020
200 N. Spring St. Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)
Staff Contact: Mindy Nguyen, City Planner
200 N. Spring St., Room 621
Los Angeles, CA 90012
mindy.nguyen@lacity.org
(213) 978-1241

Council No: 1 - Cedillo
Related Cases: None
Plan Area: Wilshire
Zone: R4-1, C2-2
Plan Overlay: None
Land Use: High Medium Residential,
General Commercial
Applicant: Shahin Simon Neman
NY Properties, LLC
Representative: James Santa Maria
Santa Maria Group

PROPOSED PROJECT:

The Proposed Project includes the construction of a new seven-story, mixed-use development consisting of 173 residential units and 36,385 square feet of commercial uses with a total of 288 on-site vehicle parking spaces (178 spaces for residential uses, 83 spaces for guests/commercial uses) located within one podium parking level and two subterranean parking levels, on a Project Site that consists of nine (9) contiguous lots totaling 51,949 square feet in size, and is currently vacant. The building will measure approximately 92 feet in height and contain approximately 180,125 square feet of floor area. As part of this application, the Department of City Planning has initiated a Zone Change and Height District Change from C2-2 to C2-1 as a technical correction to a recorded mapping error which will create consistency between the Zone designation and the General Plan Land Use designation for the C2 zoned lots.

REQUESTED ACTION(S):

1. Pursuant to CEQA Guidelines Section 15074(b), consider the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2014-4943-MND ("Mitigated Negative Declaration"), and all comments received.

ACTIONS INITIATED BY THE DIRECTOR OF PLANNING:

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F, a Zone Change and Height District Change from C2-2 to C2-1.

ACTIONS REQUESTED BY THE APPLICANT:

3. Pursuant to LAMC Section 12.22 A.25(g)(2), a 33 percent Density Bonus for a project reserving 15 percent of the base dwelling units, or 20 units, for Very Low Income Households, in conjunction with Parking Option 1 and the following **three (3) on-menu incentives:**

- a. An averaging of floor area, density, open space and parking over the Project Site, and to permit vehicular access from a less restrictive zone to a more restrictive zone;
 - b. A 17 percent reduction in the required depth of the front yard setback along Arapahoe Street, for a 12-foot, 6-inch setback in lieu of the otherwise required 15-foot setback; and
 - c. A 20 percent reduction in the required width of the northerly side yard, for an 8-foot setback in lieu of the otherwise required 10-foot setback.
4. Pursuant to Section 12.22 A.25(g)(3) of the LAMC, the Applicant requests the following **off-menu waiver**:
 - a. A 31 percent increase in Floor Area Ratio (FAR), for a 3.93:1 FAR in lieu of the otherwise maximum permitted 3:1 FAR.
 5. Pursuant to LAMC Section 16.05, Site Plan Review approval for a development project that results in an increase of 50 or more residential units.
 6. Pursuant to LAMC Section 12.37, a Street Dedication/Improvement Requirements Waiver to permit a two-foot dedication in lieu of the otherwise required five-foot dedication along Olympic Boulevard.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas and Hearing Schedules are accessible online at planning.lacity.org. If this matter is before a Commission, please note that a Recommendation Report will be available on-line seven (7) days prior to the hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Recommendation Reports are hyperlinked to the case numbers on the agendas. **Please note that Recommendation Reports are not prepared for Hearing Officer or Zoning Administrator hearings.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Decision-makers such as Associate Zoning Administrators or Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department or Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

Regular Submissions

- **Matters before Commissions:** Written materials not limited as to volume must be received ten **(10) days** prior to the hearing date. Provide an **original plus twelve (12) copies** of all correspondence or exhibits. You may submit written testimony to the Commission Office directly at **200 North Spring Street, Room 532, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Matters before an Associate Zoning Administrator (AZA) or Hearing Officer:** Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original plus (3) copies**, and follow the size guidelines above.

Rebuttal Submissions - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

Non-Complying Submissions - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by

the Commission, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzied here, or in written correspondence on these matters delivered to this agency at or prior to 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.

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. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.