



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:** **678 South Ardmore Avenue** (654-682 South Ardmore Avenue & 3532-3540 West Wilshire Boulevard)

**Case No.:** ZA-2016-4254-ZV-ZAA-SPR-MS

**CEQA No.:** ENV-2016-4255-MND

**Hearing Held By:** Associate Zoning Administrator

**Date:** **Wednesday, July 26, 2017**

**Time** **11:30 AM**

**Place:** Los Angeles City Hall  
200 North Spring Street, Room 1020  
Los Angeles, CA 90012  
(Please use the Main Street entrance)

**Staff Contact:** Courtney Shum, City Planning Associate  
200 North Spring Street, Room 763  
Los Angeles, CA 90012  
courtney.shum@lacity.org  
(213) 978-1916

**Council No:** 10 – Herb J. Wesson, Jr.

**Related Cases:** N/A

**Plan Area** Wilshire

**Zone:** R5-2

**Plan Overlay:** None

**Land Use:** Regional Center Commercial

**Applicant:** Paul Kim, 3540 Wilshire LLC

**Representative:** Elizabeth Peterson,  
Elizabeth Peterson Group, Inc.

**PROPOSED PROJECT:**

The project proposes the construction, use, and maintenance of 123 residential dwelling units within a five-story building addition over an existing two-story-over-two-levels-subterranean parking garage, on an approximately 30,450 square-foot site in the R5-2 Zone. No change to the existing parking garage is proposed. The total proposed building height is seven stories and 91 feet. The project is providing a total of 327 automobile parking spaces, including 105 parking spaces to service the new residential units and 222 spaces to serve adjacent uses. A total of 135 bicycle parking spaces are to be provided, including 123 for long-term use and 12 for short-term use. The project will provide 11,070 square feet of open space.

**REQUESTED ACTION(S):**

- Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, adopt the Mitigated Negative Declaration (Case No. ENV-2016-4255-MND) and Mitigation Monitoring Program for the above-referenced project;
- Pursuant to Los Angeles Municipal Code (LAMC) Section 12.27, a Zone Variance to allow:
  - 21 compact parking spaces to serve residential dwelling units in lieu of the otherwise required standard parking stalls, pursuant to LAMC Section 12.21-A,5(c); and
  - A waiver of the 10-inch stall width increase requirement for 48 parking stalls in lieu of the requirements of LAMC Section 12.21-A,5(a)(1)(ii);
- Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment from LAMC Section 12.12-C to permit:
  - A five-foot westerly front yard setback along Ardmore Avenue;
  - A seven-foot, six-inch easterly side yard setback; and
  - A 10-foot southerly rear yard setback;
- Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment from LAMC Section 12.21-C,2 to permit a

- waiver of building passageway requirements to allow for the construction of a new residential addition above an existing parking garage immediately abutting an existing office building;
5. Pursuant to LAMC Section 16.05, Site Plan Review for a development which creates or results in an increase of more than 50 dwelling units; and
  6. Pursuant to LAMC Section 12.21-G,3, a Director's Decision to permit a 10% reduction in the required open space in lieu of the requirements of LAMC Section 12.21-G.

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

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## 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](http://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](http://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 agenzized 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](mailto: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.