



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 Deputy Advisory Agency 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.**

This notice is for the rescheduled public hearing for Case No. VTT-74257-CN.

Project Site: 3869-3879 Wilshire Boulevard; 626-640 South St. Andrews Place

Case No.: VTT-74257-CN

Council No: 10-Wesson

CEQA No.: ENV-2016-1496-MND

Related Case(s): CPC-2016-1495-VZC-ZAA-SPR

Hearing Held By: Deputy Advisory Agency

Plan Area: Wilshire

Date: Thursday, July 27, 2017

Zone: C4-2/R5P-2

Time: 10:40 a.m.

Plan Overlay: N/A

Place: Los Angeles City Hall, Room 1050
200 N. Spring St. Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)

Land Use: Regional Center Commercial

Applicant: Paul Kim, JPB Partners, Inc.

Staff Contacts: Kinikia Gardner
(213) 978-1445
Kinikia.gardner@lacity.org

Representative: Jim Ries, Craig Lawson and Co., LLC

PROPOSED PROJECT:

Proposed project is on a site comprised of four (4) contiguous lots measuring approximately 44,239 square feet in size. The site is developed with an existing 14-story office building constructed in 1934 (currently designated as a Historic-Cultural Monument) and surface parking lots. The proposed project includes the preservation of the existing 14-story office building and the demolition of the existing surface parking lots for the construction of a new 16-story, 196-unit multi-family development which will include 3 levels of podium parking and two levels of subterranean parking containing 301 vehicle parking spaces and 300 bicycle parking spaces. The project will also feature a lobby, lounge, dog run and fitness room. The total project will contain approximately 265,434 square feet.

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-2016-1496-MND ("Mitigated Negative Declaration"), errata dated July 12, 2017, and all comments received;
2. Pursuant to Section 17.03 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map to merge the land into a single ground lot with airspace lots and a condominium map; and

3. A request to provide required residential parking pursuant to LAMC Section 12.21 A 4(a) in lieu of providing residential parking as otherwise required by Advisory Agency policy memo No. AA-2000-1.

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.**

DIVISION OF LAND – Please note that the Staff Report will be available on-line seven (7) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Staff Reports are hyperlinked to the case numbers on the hearing schedule.

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. Any materials submitted to the Department 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 - 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 Hearing Officer or Deputy Advisory Agency 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 Hearing Officer or Deputy Advisory Agency 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. 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.