



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:** 4208 East Huntington Drive South

**Case No.:** CPC-2017-507-CU-DB-ZV

**CEQA No.:** ENV-2017-508-MND

**Hearing Held By:** Hearing Officer for the City Planning Commission

**Date:** January 18, 2018

**Time** 10:30 a.m.

**Place:** Los Angeles City Hall, Room 1050  
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:** 14 - Huizar

**Related Cases:** None

**Plan Area** Northeast Los Angeles

**Zone:** [Q]C2-1VL, [Q]A1-1XLD,  
[Q]RE20-1D

**Plan Overlay:** None

**Land Use:** General Commercial, Open  
Space, Very Low Residential

**Applicant:** Rosa De Castilla LP

**Representative:** Silvia Saucedo  
Saucedo Professional Group, Inc.

**PROPOSED PROJECT:**

The Proposed Project includes the demolition of an existing one-story commercial structure, surface parking lot and retaining wall; and the construction, use and maintenance of two, four-story residential buildings containing 85 residential units (of which 100% will be affordable, except for two (2) market-rate managers units) and 2,500 square feet of ground floor commercial uses over one subterranean parking garage containing 68 parking spaces, within the [Q]C2-1VL-zoned portion of the site. The Proposed Project measures 55 feet in height, and contains 91,596 square feet of floor area, for a total Floor Area Ratio (FAR) of 3:1.

The Project also proposes the construction of hiking trails and gardens within the [Q]RE20-1D-zoned portion of the site, as additional, non-required amenities to serve the residents of the development on the Project Site. No portions of the Project will be located on the [Q]A1-1XLD-zoned portion of the site. Approximately 20,000 cubic yards of grading and export is proposed, for which a haul route approval is required.

**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-2017-508-MND ("Mitigated Negative Declaration"), and all comments received.
2. Pursuant to Los Angeles Municipal Code (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, or an increase of 340 percent over the [Q]C2-1VL-zoned lot, to allow 85 dwelling units in lieu of the otherwise permitted base density of 25 dwelling units.

3. Pursuant to LAMC Section 12.22 A.25(g)(2), a Density Bonus for a project reserving 100 percent of the dwelling units for a mix of Extremely Low, Very Low and Low Income Households, and Very Low Income Households for Seniors and Disabled Veterans, with two (2) market-rate managers units, in conjunction with Parking Option 2 and the following three (3) off-menu incentives:
  - a. A 3:1 Floor Area Ratio (FAR) in lieu of the otherwise permitted 1.5:1 FAR for the [Q]C2-1VL Zone;
  - b. An increase in height and number of stories permitted, to allow a 55-foot, four-story building in lieu of a maximum 45-foot, three-story building for a mixed-use building in the [Q]C2-1VL Zone; and
  - c. An increase in height to allow a 55-foot transitional height, in lieu of the 25-foot transitional height limitation for a C2-zoned lot abutting an RE20-zoned lot.
4. Pursuant to LAMC Section 12.22 A.25(g)(3), an off-menu waiver of development standards to allow a zero-foot rear yard setback along the [Q]C2-1VL and [Q]RE20-1D zone boundary, in lieu of the otherwise required 16-foot setback.
5. Pursuant to LAMC Section 12.27, a Zone Variance to allow hiking trails and garden uses within the [Q]RE20-1D Zone, as an accessory use to the mixed-use development located within the [Q]C2-1VL Zone.

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*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](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.

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

**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.

**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 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.