



NOTICE OF PUBLIC HEARING

C A N C E L L A T I O N

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Project

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☒ Interested Parties/Others

You are receiving this notice because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning, **and a previously scheduled public hearing has been cancelled until further notice. A new notice of public hearing will be circulated once a new hearing date has been determined.** If the hearing has been cancelled, you will be notified with the new date, time and/or location of the public hearing. If the public hearing has been re-scheduled, this notice with the new date, time and/or location supplements the original hearing notice. Unless specifically noted below, the project description, requested action(s) and/or appeal remain unchanged.

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~~ **CANCELLED**
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

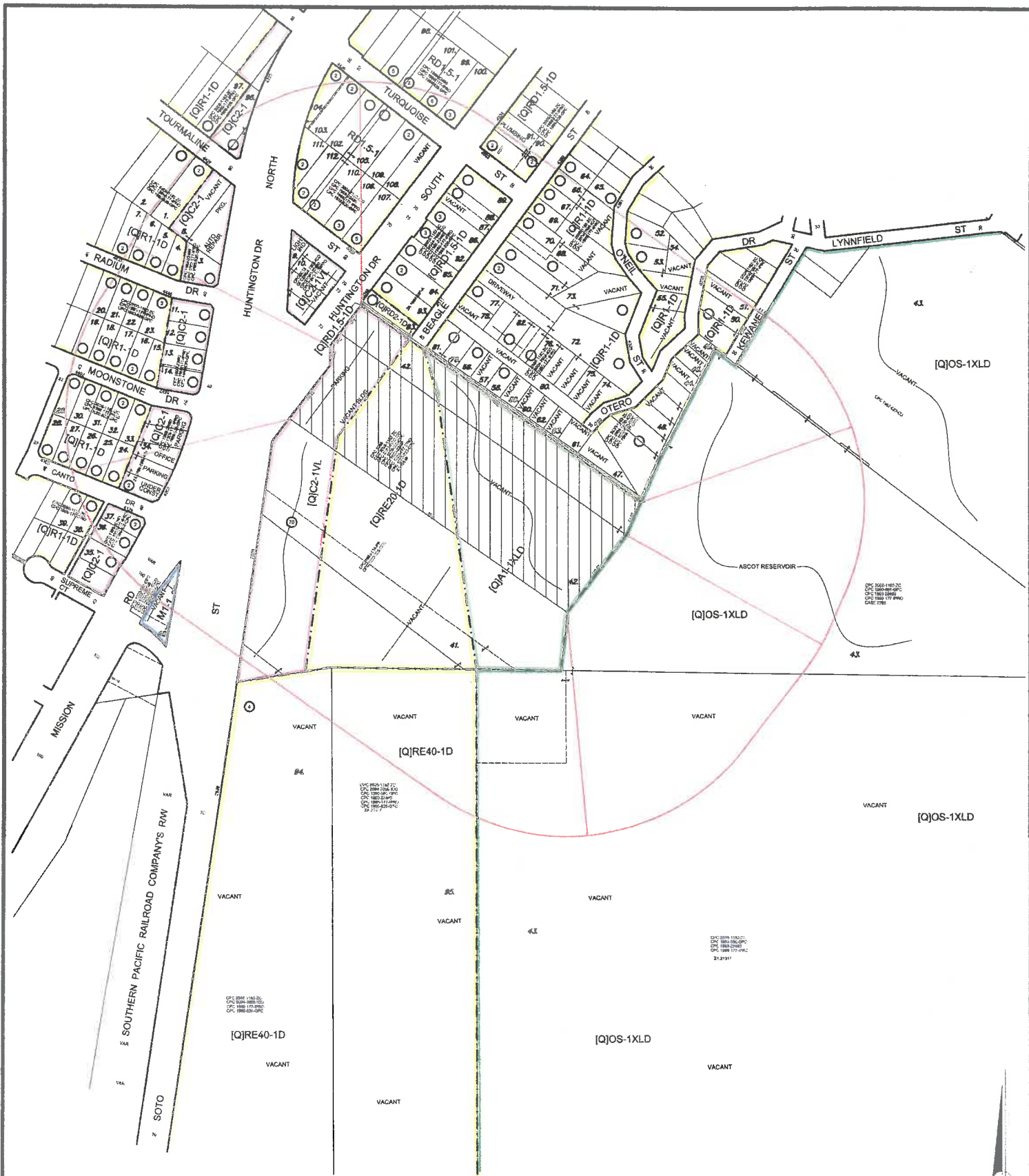
Section 12.22 A.25, or an increase of 340 percent over the [Q]C2-1VL-zoned lot, to allow 85 dwelling units in lieu of the otherwise permitted base density of 25 dwelling units.

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.

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.**



LEGAL: LOTS 4 & 5, OMAHA HEIGHTS, M.R. 52-69-70.

C.D. 14
C.T. 2014.01
P.A. NORTHEAST LOS ANGELES

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 (626) 441-8850

CONDITIONAL USE PERMIT DENSITY BONUS

5.37 NET AC.

CASE NO.
DATE: 01-11-2017
SCALE: 1" = 100'
USES: FIELD
D.M. 141 A 229,
139.5 A 229
T.B. PAGE: 595 GRID: C-7, D-7