



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 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.**

Project Site: 200 West Mesnager Street

Case No.: TT-51669-IND-M1

CEQA No.: ENV-2009-599-EIR, Addendum

Hearing Held By: Deputy Advisory Agency

Date: Thursday, March 29, 2018

Time 11:10 a.m.

Place:
Los Angeles City Hall, Room 1070
200 N. Spring St. Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)

Staff Contact: Michael Sin, City Planning Associate
200 N. Spring St., Room 621
Los Angeles, CA 90012
michael.sin@lacity.org
(213) 978-1345

Council No: 1 - Cedillo

Related Cases: TT-51669-IND

Plan Area: Cornfield Arroyo Seco
Specific Plan

Zone: UV(CA)

Plan Overlay: N/A

Land Use: Hybrid Industrial

Applicant: NBP Capital, LLC
c/o Lauren Noeckey

Representative: Sheppard Mullin Richter &
Hampton, LLP
Alfred Fraijo Jr.

PROPOSED PROJECT:

The Project is a modification of recorded final Tract Map No. 51669 to exclude Lot 2 and a portion of Lot 8 (collectively, the "Site") from the floor area and use restrictions of Condition No. 12, which are currently in conflict with the zoning designations of the adopted Cornfield Arroyo Seco Specific Plan (CASP). The Applicant is proposing the future development of a mixed-use residential and commercial development at the Site with a maximum floor area ratio of 4:1, or a maximum building area of 266,304 square feet, that will be consistent with the CASP. No change to the tract or lot lines requested.

REQUESTED ACTION(S):

1. The Advisory Agency shall consider, based on the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2009-599-EIR, certified on April 2, 2013; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by the addendum dated March 12, 2018, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project.
2. Pursuant to Section 17.14 of the Los Angeles Municipal Code (LAMC), a modification of recorded final Tract No. 51669 to exclude Lot 2 and a portion of Lot 8 from the floor area and use restrictions of Condition No. 12.

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 – If the project involves a Tract or Parcel Map before the Deputy Advisory Agency, please note that the Staff Report will be available on-line seven (7) days prior to the Advisory Agency 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 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 or the Advisory Agency 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 - Provide an **original plus (3) copies**, and follow the size guidelines above. Written materials not limited as to volume must be received no later than **five (5) days** prior to the public hearing.

Rebuttal Submissions - All written materials in response to the Staff Report and/or additional comments must be submitted no later than **48 hours** before the public hearing. 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 public hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the 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 Advisory Agency. Notwithstanding, the 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 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.