



## NOTICE OF PUBLIC HEARING AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

**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  
☒ Interested Parties/Others

And:

### CORRECTION NOTICE

NOTE: THIS HEARING HAS BEEN RESCHEDULED

**Public Hearing:**

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 or are an interested party. 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.**

**Notice of Availability:**

The Final EIR for the project is to be released on April 27, 2018 and includes responses to comments received during the public review period and includes text revisions to the Draft EIR in response to input received. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be included in the case file for the record and will be provided to the decision-maker for consideration. The EIR will be considered by the decision-maker for certification and action on the Project.

**Project Site:**

**668 S. Alameda Street; 1516-1570 Industrial Street; and 675 Mill Street, Los Angeles, CA 90021. The approximately 3.75-acre project site within the Arts District is bounded by S. Alameda Street to the west; Industrial Street to the north; industrial/warehouse uses and Mill Street to the east; and commercial and institutional uses to the south. APNs include: 5164-022-005, 5164-022-010, 5164-023-004, 5164-023-015, 5164-023-016, 5164-023-019 through 5164-023-023.**

**Case Nos.:** CPC-2016-3575-GPA-VZC-HD-MCUP-DB-SPR-WDI;  
VTT-74537

**CEQA No.:** ENV-2016-3576-EIR

**Hearing Held By:** Hearing Officer and Deputy Advisory Agency

**Date:** ~~Wednesday, May 2, 2018~~  
Tuesday, May 22, 2018

**Time** ~~10:30 a.m.~~  
9:30 a.m.

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

**Staff Contact:** Sergio Ibarra, City Planner  
221 North Figueroa St., Suite 1350  
Los Angeles, CA 90012  
sergio.ibarra@lacity.org  
(213) 847-3633

**Council No:** 14 – Huizar

**Related Case(s):** None

**Plan Area:** Central City North

**Existing Zones:** M3-1-RIO

**Proposed Zone:** [T][Q]C2-2-RIO

**Plan Overlay:** River Improvement Overlay District

**Existing Land Use:** Heavy Manufacturing/Industrial

**Proposed Land Use:** Regional Center Commercial

**Applicant:** AVA Arts District, L.P

**Representative:** Mayer Brown LLP - Edgar Khalatian

**PROPOSED PROJECT:**

The project site is currently developed with the Showa Marine & Cold Storage facility, which comprises four buildings with a total area of approximately 131,350 square feet. The existing buildings range from two- to three-stories in height and were constructed between 1984 and 2001. All existing on-site uses would be removed to implement the project. The project would include 475 live/work units (including 24 very low income units) totaling approximately 516,101 square feet of live/work floor area, and approximately 61,200 square feet of ground floor commercial uses. Commercial uses would include approximately 15,185 square feet of arts and production/commercial space, a 15,815 square-foot full-service grocery store, 9,943 square feet of commercial/retail space, 16,140 square feet for restaurant, café, or bar uses, and 4,200 square feet of other supporting space. The restaurants and retail uses would be directly accessible from Industrial Street with individual street entrances. The project would be seven stories above grade with a maximum building height of 85 feet. A total of 842 parking spaces would be provided within a four level parking structure with three levels below grade and one level at grade. The overall floor-to-area ratio (FAR) would be approximately 3.55:1.

#### **REQUESTED ACTION(S):**

The Deputy Advisory Agency will consider:

##### ENV-2016-3576-EIR

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the Certification and Adoption of **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2016-3576-EIR (SCH No. 2016121002);

##### VTT-74537

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, Vesting Tentative Tract Map No. 74537 to merge the existing lots and a two-foot wide subterranean strip along Industrial Street within the public right-of-way, and re-subdivide into one master lot and three airspace lots for live/work and commercial condominium purposes; and
3. Deviation from Advisory Agency Policy No. 2000-1 to provide parking for the live/work units at a ratio of 1.53 parking spaces per unit in lieu of two spaces per unit under the policy.

On behalf of the City Planning Commission, the Hearing Officer will take testimony regarding:

##### ENV-2016-3576-EIR:

1. The Hearing Officer will take testimony regarding the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, ENV-2016-3576-EIR (SCH No. 2016121002), dated September 28 2017, and the Final EIR, as well as the whole of the administrative record.

##### CPC-2016-3575-GPA-VZC-HD-MCUP-DB-SPR-WDI:

2. Pursuant to City Charter Section 555 and LAMC Section 11.5.6, a **General Plan Amendment** to the Central City North Community Plan to change the project site's land use designation from "Heavy Manufacturing/Industrial" to "Regional Center Commercial";
3. Pursuant to LAMC Sections 12.32-F and 12.32-Q, a **Vesting Zone and Height District Change** from M3-1 to [T][Q]C2-2 with a "D" Development Limitation to restrict the floor area ratio to 3.55:1;
4. Pursuant to LAMC Section 12.22-A,25(g)(2), a **Density Bonus Compliance Review** for the project to include an affordable housing component to:
  - a. Utilize an On-Menu incentive to allow reduced open space by up to 20 percent; and
  - b. Utilize a Waiver of Development Standard to provide relief from LAMC 12.21.A.5.c to permit 24 percent (114 spaces) of the number of primary parking spaces for each live/work unit (475 spaces) be designed as compact spaces in lieu of standard parking spaces for each unit.
5. Pursuant to LAMC Section 12.24-W,1, a **Master Conditional Use** to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption for one establishment, and on-site consumption for up to five establishments;
6. Pursuant to LAMC 12.37-I,3, a **Waiver of Street Dedication and Modification** on Industrial Street adjacent to the project site to allow for the two sidewalk bump-outs and waiver of a one-foot dedication; and
7. Pursuant to LAMC Section 16.05, **Site Plan Review** for a project that would result in an increase of 50 or more dwelling units.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision-makers will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

At the Hearing, the Advisory Agency may make a decision on the Vesting Tentative Tract Map component of the project or may place the Tract Map under advisement. After the hearing, the Hearing Officer will prepare a report, including a recommendation, on the General Plan Amendment, Vesting Zone and Height District Change, Density Bonus, Master Conditional Use, Waiver of Street Dedication and Modification and Site Plan Review components of the project, which will be considered by the initial decision maker, the City Planning Commission, at a date of July 12, 2018. The date may change, and if you would like to be notified of the City Planning Commission meeting date, please contact the staff planner listed above to receive future notices or for a copy of the recommendation report, which is released approximately one week prior to the scheduled City Planning Commission meeting.

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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 including the Final Environmental Impact Report (FEIR) or the documents referenced in the EIR are 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.** Copies of the FEIR are also available at the following Library Branches:

Library Reference Desk, Los Angeles Central Library  
630 West Fifth Street, Los Angeles, CA 90071

Library Reference Desk, Little Tokyo Branch Library  
203 S. Los Angeles St., Los Angeles CA 90012

Library Reference Desk, Benjamin Franklin Branch Library  
2200 E. 1<sup>st</sup> Street, Los Angeles CA 90033

Library Reference Desk, Robert Louis Stevenson Branch Library  
803 Spence Street, Los Angeles CA 90023

**Environmental Impact Report:** In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed project, as described above, to assess potential environmental impacts. The EIR for the Proposed Project is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), from September 28, 2017 to November 13, 2017. The Final EIR responds to the comments and includes text revisions to the Draft EIR in response to input received on the Draft EIR. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be provided to the City Planning Commission as part of the staff report for the project. The EIR will be submitted to the City Planning Commission and City Council for requested certification and action on the Project.

**DIVISION OF LAND** – Please note that the Vesting Tentative Tract Map Staff Report will be available on-line seven (7) days prior to the public hearing and will be accessible at [planning.lacity.org](http://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](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.

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