



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.**

Project Site: 554-562 South San Pedro Street (555-561 South Crocker Street)

Case Nos.: VTT-74852;
CPC-2017-614-GPAJ-ZCJ-HD-SPR

Council No: 14 - Huizar

Related Case(s): N/A

CEQA No.: ENV-2017-615-SCEA

Plan Area: Central City

Hearing Held By: Advisory Agency;
Hearing Officer on behalf of the City
Planning Commission

Date: October 10, 2018

Existing Zone: M2-2D

Proposed Zone: C2-4D

Time 10:00 a.m.

Plan Overlay: N/A

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

Existing Land Use: Light Manufacturing

Proposed Land Use: Regional Center Commercial

Applicant: Weingart Center Associates

Staff Contact: May Sirinopwongsagon, City Planner
200 N. Spring St. Room 621
Los Angeles, CA 90012
may.sirinopwongsagon@lacity.org
(213)978-1372

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

PROPOSED PROJECT:

The Project involves the demolition and removal of existing structures and two street trees and the construction, use and maintenance of 382 residential dwelling units (378 Very-Low Income Household units and 4 manager unit) and 2,250 square feet of commercial floor area. The Project includes 48 trees and 26,060 square feet of open space, of which 10,245 square feet would also be utilized for Philanthropic Institutional uses. A total of 25,498 square feet of the Project's residential floor area will provide Philanthropic Institutional services such as counseling, career center, and computer training room for project tenants. The Project includes 32 vehicular parking spaces within one subterranean level and 291 bicycle parking spaces.

The Project would be constructed in two buildings, Tower 1A and 1B. Tower 1A, located on the eastern portion of the site, and proposes a maximum height of 200 feet and 18 stories and would include 278 residential dwelling units (275 Very-Low Income Household units and 3 manager units). Tower 1B, located on the western portion of the site, proposes a maximum height of 132 feet and 12 stories and would include 104 residential dwelling units (103 Very-Low Income Household units and 1 manager unit).

REQUESTED ACTION(S):

The Advisory Agency shall consider:

1. Pursuant to California Public Resources Code Section 21155, consideration of the whole of the administrative record, including the Sustainable Communities Environmental Assessment (SCEA) prepared for the project, Case No. ENV-2017-615-SCEA, all comments received regarding the SCEA, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the SCEA;
2. Vesting Tentative Tract Map No. 74852, pursuant to Los Angeles Municipal Code (LAMC) Section 17.01 and 17.15, for the merger and re-subdivision of land through a phased tract map to permit one master ground lot and three air space lots, a haul route, and a modification of the dedication requirements along Crocker Street;

On behalf of the City Planning Commission, the Hearing Officer will consider:

1. Pursuant to Los Angeles City Charter Section 555 and LAMC Section 11.5.6, a General Plan Amendment to the Central City Community Plan to amend the land use designation of the Project Sites from Light Manufacturing to Regional Center Commercial and to amend Footnote No. 3 of the Community Plan to permit the Project Site to exceed the 6:1 floor area limitations;
2. Pursuant to LAMC Section 12.32 F, a Zone and Height District Change from M2-2D to C2-4D and pursuant to 11.5.11(e) and California Government Code 65915(k) three Developer Incentives to permit:
 - a. a 35 percent increase in FAR for a maximum 8.1:1 FAR, or 223,615 square feet, in lieu of the Development "D" Limitation of 6:1 FAR, or 165,641 square feet;
 - b. 26,060 square feet of open space and 48 trees (a 33 percent reduction in required open space and a 50 percent reduction in the number of required trees) in lieu of the 38,200 square feet of open space and 96 trees required pursuant to LAMC Section 12.21 G, and to permit up to 76 percent of the open space to be provided as interior common area (47 percent or 12,285 square feet) and covered outdoor areas (28 percent or 7,305 square feet) in lieu of the maximum 25 percent of interior common open space and that all open spaces be open to the sky as regulated pursuant to LAMC Section 12.21 G;
 - c. no parking spaces to be required for dwelling units set aside for households earning less than 50 percent of the Area Medium Income as determined by the Housing and Community Investment Department in lieu of the parking required pursuant to 12.21 A,4; and
3. Pursuant to LAMC Section 16.05, Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units.

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 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.