



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: 6024-6034 West Jefferson Boulevard

Case No.: CPC-2018-3450-ZC-HD-SPR-WDI
CEQA No.: ENV-2018-3451-MND
Hearing Held By: Hearing Officer on behalf of the City Planning Commission - Expedited Procressing Section
Date: **Wednesday, October 17, 2018**
Time **2:00 P.M.**
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012
(Please use entrance on Main Street)
Staff Contact: JoJo Pewsawang, City Planner
200 North Spring Street, Room #763
Los Angeles, CA 90012
JoJo.Pewsawang@lacity.org
(213) 978-1214

Council No: 10 - Herb Wesson Jr.

Related Cases: N/A

Plan Area West Adams-Baldwin Hills-Leimert

Existing Zones: M1-1VL

Proposed Zone: (T)(Q)M1-1

Plan Overlay: none

Land Use: Limited Industrial

Applicant: 6000 Jefferson BH, LLC

Representative: Brad Rosenheim/Heather Waldstein, Rosenheim and Associates

PROPOSED PROJECT:

The project involves the construction, use, and maintenance of an approximately 218,778 square-foot corporate office, manufacturing, warehouse, and retail facility for "The Coffee Bean Tea & Leaf." The project would consist of two buildings; Building A and Building B. Building A would front Jefferson Boulevard and include warehouse, manufacturing, roasting, and a retail coffee shop with drive-thru. Building A would be comprised of 106,737 square feet of floor area and have a maximum height of 3 stories and 50 feet. Building B would include corporate offices, and occupy 112,041 square feet of floor area with have a maximum height of 6 stories and 85 feet. The project will include 3,290 square feet of public plaza along the Jefferson Boulevard street frontage and 18,905 square feet between Building A and B for employee amenity space. Hours of operation for the facility would be 24 hours, daily.

REQUESTED ACTION(S):

1. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, adopt the Mitigated Negative Declaration (Case No. ENV-2018-3451-MND) and Mitigation Monitoring Program for the above-referenced project;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32-F a **Zone Change/Height District Change** from M1-1VL to (T)(Q)M1-1
3. Pursuant to LAMC Section 16.05, **Site Plan Review** for a development project which creates or results in an increase of 50,000 square feet or more of non-residential floor area

4. Pursuant to LAMC Section Section 12.37, a **Waiver of Dedication and Improvement** request to waive the 7-foot dedication and improvement required per Mobility Plan 2035 to widen the sidewalk along West Jefferson Boulevard to 15 feet. .

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. 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, 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 272, 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. 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.