



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: 942 North Broadway

Case No.: ZA-2018-3237-DB-MCUP-WDI-SPR & VTT-82227-CN
CEQA No.: ENV-2018-3238-SCPE
Hearing Held By: Associate Zoning Administrator & Deputy Advisory Agency
Date: January 16, 2019
Time: 10:30 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)
Staff Contact: Oliver Netburn, City Planner
200 North Spring Street, Room 763
Los Angeles, CA, 90012
oliver.netburn@lacity.org
(213) 978-1382

Council No: 1 - Cedillo
Related Cases: None
Plan Area: Central City North
Zone: C2-2 & [Q]C2-2
Plan Overlay: None
Land Use: Regional Commercial
Applicant: Rick Illich, TF Broadway LP
Representative: Alexander Irvine,
Irvine & Associates, Inc.

PROPOSED PROJECT:

The project is the demolition of an existing one-story, with a basement, multi-tenant commercial building and construct an approximately 211,725 square-foot, mixed-use building containing a maximum of 178 residential condominium units and approximately 36,805 square feet of commercial restaurant and office space. The project has a maximum height of 291 feet, 5 inches above grade and 27 stories with five (5) subterranean levels. The project would provide up to 270 parking spaces, with approximately 219 spaces dedicated to residential parking and 51 spaces provided for commercial and office uses. The project would provide up to 244 bicycle parking spaces.

REQUESTED ACTION(S):

The Deputy Advisory Agency will consider the following:

1. Upon a review of the entire administrative record, including SCPE No. ENV-2016-3631-SCPE, and all comments received, that: a) the proposed project qualifies as a transit priority project pursuant to Public Resources Code (PRC) Section 21155(b); b) the proposed project is consistent with the general use designations, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy prepared by the Southern California Association of Governments pursuant to PRC Section 21155(a); c) the proposed project contains more than 50 percent residential; provides a minimum net density greater than 20 units an acre; and, is within one-half mile of a major transit stop or high-

quality transit corridor included in a regional transportation plan pursuant to PRC Section 21155(b); and d) that all criteria in PRC Section 21155.1(a) and (b) are met, including environmental criteria, land use criteria, and at least one criteria (affordable housing) in PRC Section 21155.1(c) is met;

2. That the proposed project qualifies as a transit priority project that is declared to be a Sustainable Communities Project and is therefore exempt from the California Environmental Quality Act, in accordance with PRC Section 21155.1; and
3. Pursuant to Los Angeles Municipal Code (L.A.M.C.) Section 17.15, a Vesting Tentative Tract Map to create five (5) lots, including one (1) master ground lot, four (4) airspace lots including and 178 residential condominium units.

The applicant is requesting the following:

4. The merger of seven (7) feet of an existing 10-foot dedication along North Broadway and an additional three (3) feet as a subsurface merger;
5. A haul route in conjunction with the Vesting Tentative Tract Map approval; and
6. A deviation from the parking requirements in the Advisor Agency Memo "Residential Parking Policy for Division of Lang – No. AA 2000-1", to provide parking consistent with Density Bonus Parking Option 1.

The Associate Zoning Administrator will, pursuant to L.A.M.C. Section 12.36, concurrently consider the following:

1. Upon a review of the entire administrative record, including SCPE No. ENV-2016-3631-SCPE, and all comments received, that: a) the proposed project qualifies as a transit priority project pursuant to Public Resources Code (PRC) Section 21155(b); b) the proposed project is consistent with the general use designations, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy prepared by the Southern California Association of Governments pursuant to PRC Section 21155(a); c) the proposed project contains more than 50 percent residential; provides a minimum net density greater than 20 units an acre; and, is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan pursuant to PRC Section 21155(b); and d) that all criteria in PRC Section 21155.1(a) and (b) are met, including environmental criteria, land use criteria, and at least one criteria (affordable housing) in PRC Section 21155.1(c) is met;
2. That the proposed project qualifies as a transit priority project that is declared to be a Sustainable Communities Project and is therefore exempt from the California Environmental Quality Act, in accordance with PRC Section 21155.1; and
3. Pursuant to L.A.M.C. Section 12.22-A,25, a Density Bonus (with 6% of the total number of units (nine (9) units) set aside for Very Low Income Households) and Parking Option 1; and Pursuant to L.A.M.C. Section 12.22.A.25(f)(4), one (1) On-Menu Incentive as follows: a 22.5% increase in allowable Floor Area Ratio;
4. Pursuant to L.A.M.C. Section 12.24-W,1, a Master Conditional Use to permit the sale and dispensing of a full-line of alcoholic beverages for on- and off-site consumption only within up to four (4) premises;
5. Pursuant to L.A.M.C. Section 12.37-I, a Waiver of Dedication and/or Improvement to the public right of way along North Broadway adjacent to the project site;
6. Pursuant to L.A.M.C. Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units; and
7. Pursuant to L.A.M.C Section 12.21-A,16(h), an Alternative Compliance to the to the design standards or siting requirements in L.A.M.C Section 12.21-A,16 to allow bike parking to be located on parking levels lower than one (1) floor below ground level.

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.

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 532, 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.

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. 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.