

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.



Address Any Communication To:
CENTRAL AREA PLANNING COMMISSION
200 North Spring Street, Room 532
Los Angeles, CA 90012
(213) 978-1300

NOTICE OF PUBLIC HEARING

- ✓ INTERESTED PARTIES
- ✓ ABUTTING PROJECT SITE

Concerning property at
401-433 West 5th Street, 432-440 South Olive Street, and 429-441 South Hill Street

Case Nos.: ZA-2013-3197-CU-ZV-ZAA-SPR-PA1-1A	Hearing Date: December 8, 2015
DIR-2014-3941-SPR-1A	Hearing Time: after 4:30 P.M.
CEQA: ENV-2013-3198-MND-REC1	Hearing Place: City Hall 10 th Floor
Community Plan: Central City	200 North Spring Street,
Council District No.: 14 - Huizar	Los Angeles, CA 90012

The Central Los Angeles Area Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that owners of the abutting properties and appellants be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

The hearing involves an **appeal** of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.27-U, to approve an Approval of Plans to permit a modification of ZA 2013-3197(CU)(ZV)(ZAA)(SPR) to allow a parking ratio of 0.9 standard spaces for every unit in lieu of a ratio of 0.89 standard spaces for every unit (594 standard parking stalls for 660 residential units in lieu of the previously permitted 545 standard parking stalls for 615 residential units), and to allow a tree ratio of 0.2 for every unit in lieu of a ratio of 0.14 for every unit (130 trees for 660 residential units in lieu of the previously permitted 88 trees for 615 residential units); an **appeal** of the Director's decision, pursuant to Los Angeles Municipal Code Section 16.05, to approve a Site Plan Review for the construction, use and maintenance of a new seven-story and 24-story mixed-use project consisting of 660 residential apartment units and 13,872 square feet of commercial space in the C2-4D Zone; and to adopt the action of the lead agency in adopting ENV-2013-3198-MND-REC1 as the environmental clearance for this action.

Applicant: 5 Olive Hill LLC., Susan Kreusch
Representative: Matt Dzurec, Armbruster, Goldsmith & Delvac, LLP

Appellant: CREED LA

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at **www.cityplanning.lacity.org**

TESTIMONY: Written testimony may be submitted prior to the hearing (see instructions below); however, oral testimony ***can only be given at the hearing*** and may be limited due to time constraints. Sign language interpreters and assistive listening devices may be provided if you contact our office at least three (3) business days before the hearing.

FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON SUBMITTING TESTIMONY SEE BELOW

DECISION: The Commission's decision will be based on the merits of the case and the applicable law. ***The Commission can consider the entire action even if only a portion has been appealed.*** A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

FILE REVIEW: The complete file, including the determination is available for public inspection in the Commission Office, Room 532, 200 N. Spring Street, Los Angeles, between the hours of 9:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1300 several days in advance to assure file availability.

CORRESPONDENCE AND EXHIBITS

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Any written testimony which you wish them to see **may only** be submitted to our office using the following guidelines:

1. If you wish to submit materials to the Commission for their consideration, they should be received in the Commission office **ten days** prior to the date of the hearing. If Monday is a holiday, they should be received by **noon of the preceding Friday**.
2. Please provide an **original** and **fourteen (14) copies (15 sets)** of all correspondence or exhibits (for the file, (5) Commission members, Director of Planning, Chief Zoning Administrator, Associate Zoning Administrator, City Planner, Commission Executive Assistant and City Attorney). All **fifteen copies/sets** may be mailed in the same envelope.
3. Correspondence must be on letter size or legal size paper (8 1/2 " x 11" or 8 1/2 " x 14").
4. All oversized exhibits (photos, plans, artists' renderings) must be able to fit in a legal size folder. Therefore, they should be mounted on foldable paper or a file size copy must be provided. Photo exhibits **must** be mounted on light cardboard or foldable paper.
5. Write the VTT case number on all communications and exhibits (for Parcel Map, Private Street and Certificate of Compliance appeals use the original case number, for Coastal Development Permit appeals, write the CDP number).
6. **ALL** materials submitted to the Commission become City property and cannot be returned. This includes any correspondence or exhibit used as part of your testimony to the Commission.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling (213) 978-1300.