

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

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: ☒ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project, prior to a decision is rendered.

Hearing By: Associate Zoning Administrator
Date: Wednesday, December 2, 2015
Time: 9:30 A.M.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Jenna Monterrosa
Phone No.: (213) 978-1377
E-mail: jenna.monterrosa@lacity.org

Case No.: ZA 2015-1914(ZV)(SPR)(DD)
CEQA No.: ENV-2015-1915-MND
Incidental N/A
Cases:
Related Cases: N/A
Council No.: 10 - Wesson
Plan Area: Wilshire
Specific Plan: N/A
Certified NC: Wilshire Center - Koreatown
GPLU: Regional Center Commercial
Zone: C2-2

Applicant: FS 635 Vermont, LLC
Representative: Matt Dzurec, Armbruster
Goldsmith & Delvac LLP

PROJECT LOCATION: 627 South Vermont Avenue (621 – 643 South Vermont Avenue)

PROPOSED PROJECT: The demolition of all existing structures and the construction, use, and maintenance of a 146,923 square foot mixed-use multi-family residential building with 12,000 square feet of retail space, 179 apartment units, 246 parking spaces, and 209 long-and short-term bicycle storage spaces on a 34,994 square foot site in the C2-2 zone. The project would be seven stories high, with a maximum height of 83 feet over three subterranean levels and one ground level of retail/restaurant use and parking.

REQUESTED ACTION:

- 1) Pursuant to LAMC Section 12.27, a Zone Variance from LAMC Section 12.21-A16 to allow bicycle parking to be located on Parking Level A in lieu of the ground level;
- 2) Pursuant to LAMC Section 16.05, a Site Plan Review for a project resulting in the development of 50 or more dwelling units;
- 3) Pursuant to LAMC Section 12.21-G3, a Director's Decision to allow a 10 percent (10%)

reduction in the required usable open space for the proposed project;

- 4) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of a Mitigated Negative Declaration for the above referenced project; and
- 5) Pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV-2015-1915-MND.

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 maker 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.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Expedited Processing Section, [200 N. Spring Street, Room 721, Los Angeles, CA 90012](#) (attention: Jenna Monterrosa).

REVIEW OF FILE: [ZA 2015-1914\(ZV\)\(SPR\)\(ZAA\)](#), including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call Jenna Monterrosa at [\(213\) 978-1377](#) several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

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. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1308