

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF A 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 live 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. A Public Hearing is required.

**Hearing By:** Hearing Officer for the City  
Planning Commission  
**Date:** Wednesday, December 23, 2015  
**Time:** 10:00 am  
**Place:** City Hall 10th Floor, Room 1070  
200 North Spring Street  
Los Angeles, CA 90012

**Staff Contact:** Debbie Lawrence  
**Phone No.:** (213) 978-1163  
**E-mail:** Debbie.Lawrence@lacity.org

**Case No.:** CPC-2015-1703-DB-SPR  
**CEQA No.:** ENV-2015-1705-MND  
**Council No.:** 1 – Cedillo  
**Plan Area:** Wilshire  
**Certified NC:** MacArthur Park  
**GPLU:** Neighborhood Office  
Commercial  
**Zone:** C2-1

**Applicant:** Datum Development, LLC  
**Representative:** Christopher Pak, Archeon  
Group

**PROJECT LOCATION:** 2972 W. 7<sup>th</sup> Street, Los Angeles

**PROPOSED PROJECT:** The proposed project is the construction of a mixed-use building with 180 apartment units and 15,000 square feet of ground floor commercial use. The building will be 6 stories (62 feet) tall on an approximately 53,500-square foot site. The project will contain fifteen (15) restricted affordable units for Very Low Income tenants for a period of 55 years. This is 11 percent of the base density, 133 units, permitted by the C2-1. An existing 28,900-square foot commercial building will be demolished. The project will provide 206 automobile parking spaces in one level of ground floor and one level of subterranean parking, 214 bicycle parking spaces, and 18,418 square feet of open space. The applicant is proposing to utilize a 35% Density Bonus increase, which allows a total of 180 units in lieu of the maximum density of 133 units permitted by right, and Parking Option 1. Additionally, the applicant has requested two off-menu development waivers for incentives that are not listed as on-menu Density Bonus Affordable Housing Incentives. These include: 1) a request for relief from the Wilshire Community Plan Map Footnote No. 5, which limits commercial zoning to Height District 1, or a Floor Area Ratio (FAR) of 1.5:1; and 2) an increase in FAR from 1.5:1 to 3:1. The applicant must request an off-menu incentive to increase the FAR, as it exceeds the maximum 35% increase

allowed per LAMC Section 12.22 A.25 (f)(4)(i) and does not front on a Major Highway as identified in the City's General Plan per Section 12.22 A.25 (f)(4)(ii).

**REQUESTED  
ACTIONS:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, a **Mitigated Negative Declaration** (ENV-2015-1705-MND) and **Mitigation Monitoring Program** (MMP) for the above referenced project; and
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, a **Density Bonus approval** to permit a 180-unit rental housing development, with 15 units (11%) of the base 133 units allowed by right, restricted to Very Low Income Households for a period of 55 years, and the utilization of Parking Option 1.
  - a. Pursuant to Section LAMC 12.22 A.25(g)(3), an off-menu incentive for relief from the Wilshire Community Plan Footnote #5, which limits commercial zoning to Height District 1, or Floor Area Ratio to 1.5:1.
  - b. Pursuant to Section LAMC 12.22 A.25(g)(3), an off-menu incentive to permit more than a 35% increase in the Floor Area Ratio, not to exceed 3:1 in lieu of the otherwise allowable maximum of 1.5:1.
3. Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** for a project which results in an increase of 50 or more residential units.

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:** Written communications may be mailed to the Los Angeles Department of City Planning; 200 North Spring Street, Room 621, Los Angeles, CA 90012 (Attention: Debbie Lawrence).

**REVIEW OF FILE:** CPC-2015-1703-DB-SPR including the application and the environmental assessment are available for public inspection Department of City Planning; 200 North Spring Street, Room 621, Los Angeles, CA 90012 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call the Staff contact indicated at the top of this notice several days in advance to assure that the file will be available. The files are not available for review on 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.*