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.

Hearing: Office of Zoning Administration

Date: Thursday, January 14, 2016

Time: 10:00 a.m.

Place: Los Angeles City Hall
200 North Spring Street, Room 1020
(Enter from Main Street)
Los Angeles, CA 90012

Case No.: ZA 2004-4941(ZV)(ZAA)(SPR)(PA2)
CEQA No.: ENV 2004-4942-MND-REC2
Council No.: 13
Plan Area: Silver Lake-Echo Park-Elysian Valley
Zone: [T][Q]C2-1VL

Applicant: 15027 D, LLC

Representative: Victor Svilik

Staff Contact: Michael Sin
Phone No.: (213) 978-1345
Michael.Sin@lacity.org

PROJECT LOCATION: 411-435 North Rosenell Terrace; 2335-2339 West Temple Street

REQUESTED ACTION*:* The Zoning Administrator will consider:

1. Pursuant to Los Angeles Municipal Code Section 12.27-U and Case No. ZA 2004-4941(ZV(ZAA)(SPR)(PA1), an Approval of Plans to: (a) authorize the construction, use and maintenance of a total 71 units (including 6 affordable units) apartment building with 5 stories, maximum 77 feet in height, totaling approximately 71,100 square-foot, and with 118 parking spaces on two levels of garage (including a basement) and 9,942 square-foot open space, involving Hillside grading and export of approximately 9,500 cubic yards of earths; (b) modify Condition 2 to reflect the new Exhibit “A” for the use and development of the subject property; (c) remove Condition 7 so as not to require further Approval of Plans Review/Change of Use; (d) determine compliance with Condition 8 since the subject project will provide 6 of the proposed 71 units as very low income restricted affordable units; and (e) modify Condition 14(a) to reflect the new parking requirement; all in conjunction with the above-referenced project on a net 41,291 square-foot property in the [T][Q]C2-1VL Zone.

2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

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, Office of Zoning Administration, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (attention: Michael Sin).

Review Of File: The file, 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 (213) 978-1318 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. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability or 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.

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 auxiliaries se pueden hacer disponibles si usted las pide en avance. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

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.