

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

And: ☒ Within a 500-Foot Radius

☒ 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 By: Deputy Advisory Agency and
Hearing Officer for the City Planning
Commission

Date: Thursday, January 14, 2016
Time: 4:30 p.m.
Place: Jordan Downs Gymnasium
9900 Grape Street
Los Angeles, CA 90002

Staff Contact: Griselda Gonzalez
Phone No: (213) 978-1210
E-mail: Griselda.Gonzalez@lacity.org

Hearing Officer: Michelle Singh
Phone No.: (213) 978-1166
E-mail: michelle.singh@lacity.org

Case Nos.: TT-72805
CPC-2015-3990-GPA-ZC-SP
CEQA No.: ENV-2010-0032-EIR &
Addendum

Related Cases: CPC-2010-31-SP-AD
Council No.: 15- Buscaino
Plan Area: Southeast Los Angeles
Specific Plan: Jordan Downs Urban Village
Subarea: 1
Certified NC: Watts
GPLU: Medium Residential,
Neighborhood Commercial,
Commercial Manufacturing,
Open Space, Public Facilities
Zone: R3-UV, RAS3-UV, RAS4-UV,
CM-UV, OS-UV, PF-UV, A1-UV

Applicant: Ramin Kianfar, Housing
Authority of the City of Los
Angeles
Representatives: Eric Lieberman, QES Inc.
Ronald Cargill, Cargill
Planning & Pre-development
Services

**PROJECT
LOCATION:**

The approximately 118.5 acre area bounded by 97th Street to the north, Grape Street to the west, 103rd Street to the south, and Alameda Street to the east, generally known as the Jordan Downs Urban Village Specific Plan, Subarea 1.

The project location for the tentative tract map is located within a portion of Subarea 1 of the Specific Plan and is an irregular shaped lot roughly bounded by Alameda Street to the east, Grape Street to the west, 97th Street and 99th Place to the north and Century Boulevard to the south. The total gross square-footage for the proposed tract is approximately 1,179,879 square-feet (27.09 acres) with a net square-footage of approximately 856,559 square-feet (19.66 acres)

**PROPOSED
PROJECT:**

A General Plan Amendment and Zone Change to change land use designations and corresponding zones within the Southeast Los Angeles Community Plan for parcels within the boundaries of the Jordan Downs Urban Village Specific Plan Subarea 1, and a request to amend the Jordan Downs Urban Village Specific Plan. The proposed project also involves a request for a Tentative Tract Map to allow for the merger and resubdivision of the subject tentative tract map area to create fifteen (15) lots and also establish street alignments.

**REQUESTED
ACTION:**

The Deputy Advisory Agency will consider:

1. Pursuant to the California Environmental Quality Act (CEQA), consideration of the Jordan Downs Specific Plan EIR No. (ENV-2010-0032-EIR, SCH No. 2010021007 Certified on April 17, 2013) and Addendum, as it relates to both the proposed tentative tract map and the entire Specific Plan area.
2. Pursuant to Section 17.03 of the Los Angeles Municipal Code (LAMC), consideration of a Tentative Tract Map to subdivide the subject property into fifteen (15) lots which will be improved with residential, commercial, open space, street alignments and other uses consistent with the Jordan Downs Specific Plan.

The City Planning Commission will consider:

3. Pursuant to the California Environmental Quality Act (CEQA), **Find** that the project was assessed in the Jordan Downs Specific Plan EIR No. ENV-2010-32-EIR, SCH No. 2010021007 certified on April 17, 2013. As provided in EIR Addendum, **Find**, in the independent judgment of the decision-maker that pursuant to CEQA Guidelines Section 15162, based on the whole of the administrative record, no subsequent or supplemental EIR or negative declaration is required for approval of the project.
4. Pursuant to Section 11.5.6 of the Municipal Code, a City initiated **General Plan Amendment** to change the following land use designations within the Southeast Los Angeles Community Plan for the blocks within the boundaries of the Jordan Downs Urban Village Specific Plan described below:
 - a. Open Space to Neighborhood Commercial: Blocks X, Y, Z, and a portion of 9E
 - b. Open Space to Public Facilities: Block 10A
 - c. Public Facilities to Open Space: a portion of Block 7
 - d. Public Facilities to Neighborhood Commercial: Block 12, and a portion of Block 7

- e. Medium Multiple Family to Open Space: a portion of Blocks 19B, 20, and 23
 - f. Medium Multiple Family to Commercial Manufacturing: a portion of Block 24
 - g. Neighborhood Commercial to Commercial Manufacturing: Block 3A, and a portion of Block 3
 - h. Neighborhood Commercial to Open Space: a portion of Block 9D
5. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** to change the following zones within the Southeast Los Angeles Community Plan for the blocks within the boundaries of the Jordan Downs Urban Village Specific Plan described below to correspond to amended General Plan land use designations:
- a. OS-UV to RAS3-UV: Blocks X, Y, Z, and a portion of 9D
 - b. OS-UV to PF-UV: Block 10A
 - c. PF-UV to OS-UV: a portion of Block 7
 - d. PF-UV to RAS3-UV: Block 12, and a portion of Block 7
 - e. R3-UV to OS-UV: a portion of Blocks 19B and 20
 - f. RAS3-UV to OS-UV: a portion of Blocks 9D and 23
 - g. RAS3-UV to R3-UV: Blocks 23 and 23A
 - h. RAS3-UV to CM-UV: a portion of Blocks 3 and 24
 - i. RAS4-UV to RAS3-UV: Blocks 4A, 8A, and 9A
 - j. RAS4-UV to CM-UV: Block 3A
 - k. CM-UV to RAS3-UV: a portion of Block 2
6. Pursuant to Section 11.5.7 of the Municipal Code, a **Specific Plan Amendment** to re-align Laurel Street as depicted on the Plan Maps, amend maps 1-6, Table 2, and text of the approved Jordan Downs Urban Village Specific Plan to reflect the Specific Plan Amendments requested herein.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. 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. Written communications may be mailed to 200 North Spring Street, (City Hall-) Los Angeles, CA 90012. For the Tentative Tract Case TT-72805 address correspondence to Attn: Griselda Gonzalez (City Hall-Room 720). For the City Planning Commission Case, CPC-2015-3990-GPA-ZC-SP, address written correspondence Attn: Michelle Singh (City Hall-Room 621)

REVIEW OF FILE:

The City Planning Commission case, **CPC-2015-3990-GPA-ZC-SP**, including the application and the environmental assessment is available for public inspection at the Department of City Planning, City Hall - Room 621, 200 North Spring Street, Los Angeles CA 90012 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. *To review this file call or email Michelle Singh at (213) 978-1166, michelle.singh@lacity.org.

The Tentative Tract Case no. **TT-72805** is available for public inspection at the Department of City Planning, City Hall - Room 720, 200 North Spring Street, Los Angeles CA 90012 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. To review this file call or email Griselda Gonzalez at (213) 978-1210, griselda.gonzalez@lacity.org.

***PLEASE CALL OR EMAIL STAFF SEVERAL DAYS IN ADVANCE TO ENSURE THE FILES ARE AVAILABLE FOR REVIEW. 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.*

