

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: Advisory Agency/Hearing Officer
Date: Wednesday, January 13, 2016
Time: 9:30 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Sergio Ibarra
Phone No.: (213) 978-1333
Sergio.Ibarra@lacity.org

Case No.: TT-72298-MU
CEQA No.: ENV-2012-3063-EIR
Incidental Cases: CPC-2013-2567-GPA-VZC-
HD-CU-MCUB-CUX-ZV-
ZAD-SPR
CPC-2015-4455-DA

Related Cases: N/A
Council No.: 11
Plan Area: West Los Angeles
Specific Plan: West LA TIMP
Certified NC: West Los Angeles
GPLU: Light Industrial
Zone: M2-1

Applicant: Philena Properties, LP
Representative: Joel B. Miller, Psomas

PROJECT LOCATION: 12101 W. Olympic Boulevard

PROPOSED PROJECT: Development of a mixed-use project, consisting of 516 residential units, 50,000-square foot grocery store, 40,000 square feet of general retail use, and 9,000 square feet of restaurant uses, 200,000 square feet of creative office floor area, and subterranean parking with a total of 1,548 spaces for the project. The project proposes a total FAR of 4.0:1.

The existing improvements, including the one-story Martin Cadillac building, would be removed and replaced with two buildings. Building A is seven stories and approximately 90 feet in height and includes 516 dwelling units and 81,000 square feet of retail, grocery and restaurant uses. Building B is ten stories (160 feet tall) and includes 18,000 square feet of office/retail space on the ground floor and 200,000 square feet of creative office.

REQUESTED ACTION:The Deputy Advisory Agency will consider:

Pursuant to Los Angeles Municipal Code Sections 17.03 and 17.06, Vesting Tentative Tract Map No. 72298-MU to permit a 10 lot airspace subdivision and haul route approval for the construction of 516 new residential dwelling units and 99,000 square feet of retail floor area (consisting of a 50,000-square foot grocery store, 40,000 square feet of general retail use, and 9,000 square feet of restaurant uses), 200,000 square feet of creative office floor area with 1,548 parking spaces within three levels of subterranean parking on a 4.76 acre site in the proposed C2-2D Zone. The project is also seeking a Haul Route for the export of 200,000 cubic yards of material.

The Hearing Officer will Consider:

Pursuant to Section 21082.1(c) of the California Public Resources Code, the certification of the Environmental Impact Report, findings, and Statement of Overriding Considerations for ENV-2012-3063-EIR.

- 1) Pursuant to L.A.M.C. Section 11.5.6, the applicant requests a General Plan Amendment (West Los Angeles Community Plan);
 - i. from Light Industrial to General Commercial and
 - ii. To Footnote 1 to add an additional exception to permit Height District 2 for the property on Tract P M 4059, Lot C, Map Reference BK 103-51/52 (the project site).
- 2) Pursuant to L.A.M.C. Section 12.32-Q, the applicant requests a Vesting Zone Change and Height District Change from M2-1 to C2-2D with a proposed D Limitation of 4.0:1 FAR;
- 3) Pursuant to L.A.M.C. 12.24-U,14, a Conditional Use Permit for a Major Development Project;
- 4) Pursuant to LAMC 12.24 W.18, a Conditional Use Permit for Live Entertainment;
- 5) Pursuant to LAMC 12.24 W.49, a Conditional Use Permit for Wireless Telecommunications Facilities (WTF);
- 6) Pursuant to LAMC 12.24 W1, a Master Conditional Use Permit for 5 on- and 3 off-site sales and consumption of alcohol in conjunction with establishments in the project.
- 7) Pursuant to LAMC 16.05, a Site Plan Review, which creates, or results in an increase of 50 or more dwelling units.
- 8) Pursuant to LAMC 12.27, a Zone Variance from 12.14AB3 to allow outdoor sales (including kiosks) in the C2 Zone.
- 9) Pursuant to LAMC 12.24 Y, a special permission for a reduction of off-street parking spaces to allow for a 10 percent reduction in the required number of parking spaces for a commercial building not more than 1,000 feet from a fixed transit station (Olympic and Bundy Station, Exposition Line).
- 10) Pursuant to California Government Code Sections 65864-68869.5, to enter into a **Development Agreement** with the Applicant.

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 Advisory Agency 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 the Subdivision Map Act before rendering a decision on the Vesting Tentative Tract Map. On behalf of the City Planning Commission, the Hearing Officer 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. The Hearing Officer will then prepare a Recommendation Report to the City Planning Commission for its consideration, actions, and recommendations.

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, Major Projects Section, 200 N. Spring Street, Room 750, Los Angeles, CA 90012 (attention: Sergio Ibarra, Sergio.Ibarra@lacity.org).

REVIEW OF FILE: VTT-72298-MU and CPC-2013-2567-GPA-VZC-HD-CU-MCUB-CUX-ZV-ZAD-SPR, including the application and the environmental assessment ENV-2012-3063-EIR, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Sergio Ibarra at (213) 978-1333 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.*