

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: Zoning Administrator
Date: Wednesday, January 20, 2016
Time: 12:00 p.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Jennifer Huang
Phone No.: (213) 978-1326
jennifer.huang@lacity.org

Case No.: ZA-2015-3295(ZAA)
CEQA No.: ENV-2015-3296-CE
Incidental Cases: ZA-2011-3314(ZV)
Council No.: 11
Plan Area: Brentwood-Pacific Palisades
Planning Area
Specific Plan: West Los Angeles
Transportation Improvement
and Mitigation
Certified NC: N/A
GPLU: Medium Residential
Zone: R3-1
Applicants: 120 Granville LLC
Representative: Eric Lieberman
QES, Inc.

PROJECT LOCATION: 120 South Granville Avenue

PROPOSED PROJECT: The project is the development of a 32-unit apartment complex with four levels of residential uses over one level of parking in the R3-1 Zone. A variance request from Section 12.21-D,5(H) to allow an accessory use (recreation and pool area) to be located on a property in a more restrictive zone (RS) than the zone of main use (R3) was approved, and a variance request from Section 12.21.1 to allow the construction of a building to a height of 57 feet, 8 inches in lieu of the required 45 feet was dismissed on August 10, 2012, under ZA-2011-3314(ZV).

The project is currently under construction and seeks a height adjustment to increase the height of the front façade by 4 feet, 6 inches, for a total height of 49 feet, 6 inches.

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to Los Angeles Municipal Code Section 12.28-A, an adjustment from Section 12.21.1 of the Los Angeles Municipal Code to allow a less than 20% increase in building

height to accommodate three architectural design features on the front façade extending 4-foot, 6-inches above the height limit; and

2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.

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 Case No. ZA-2015-3295-ZAA, Attn: Jennifer Huang, Department of City Planning 200 N. Spring Street, Room 721, Los Angeles, CA 90012, or email to jennifer.huang@lacity.org.

REVIEW OF FILE: ZA-2015-3295-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 4:30 p.m., Monday through Friday. Please email Jennifer Huang at jennifer.huang@lacity.org or call (213) 978-1326 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*