

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 By: Hearing Officer
Date: Wednesday, January 20, 2016
Time: 3:30 p.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Jordann Turner
Phone No.: (213) 978-1365
Email: Jordann.Turner@lacity.org

Case No.: APCC-2015-3229-ZC-ZAA
CEQA No.: ENV-2015-3230-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 13 – O’Farrell
Plan Area: Westlake
Specific Plan: N/A
Certified NC: Greater Echo Park Elysian
GPLU: Highway Oriented
Commercial
Existing Zone: C2-1
Proposed Zone: (T)(Q)RAS4-1
Applicant: Dr. Kyung Cho, 1614
Temple, LLC
Representative: Veronica Becerra, Rabuild
Commercial Services

PROJECT LOCATION: 1614-1626 West Temple Street

PROPOSED PROJECT: The demolition of all existing structures and the construction, use and maintenance of a new six-story, approximately 75-foot high, mixed-use apartment building, containing 55 residential units, permitted through a ministerial Density Bonus request, and approximately 2,775 square feet of ground floor retail space. A total of 63 automobile parking spaces and 65 bicycle parking spaces are proposed. Residential parking will be provided in accordance with the Density Bonus Ordinance’s Parking Option 1.

The project proposes a maximum floor area of approximately 42,262 square feet and will provide approximately 5,778 square feet of open space. The project site is approximately 16,413 square feet in net area and is located in the C2-1 Zone.

REQUESTED ACTIONS:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32-F, a Zone Change from C2-1 to RAS4-1;
2. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to permit a 0-foot side-yard abutting the alley in conjunction with balcony projections.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of the Mitigated Negative Declaration (MND) (ENV-2015-3230-MND) for the above referenced project; and
4. Pursuant to Sections 21081.6 and 15097, the adoption of a Mitigation Monitoring Program for ENV-2015-3230-MND.

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, Expedited Processing Section, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 (attention: Jordann Turner) or by e-mail at: jordann.turner@lacity.org.

REVIEW OF FILE: Case file APCC-2015-3229-ZC-ZAA, including the application and 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 call Jordann Turner at (213) 978-1365 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) 978-1912