

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, prior to a decision is rendered.

Hearing By: Deputy Advisory Agency
Date: Wednesday, January 20, 2016
Time: 9:30 a.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
E-mail: jordann.turner@lacity.org

Case No.: TT-73756-CN
CEQA No.: ENV-2015-3203-MND
Incidental Cases: DIR-2015-3202-SPR
Related Cases: N/A
Council No.: 14
Plan Area: Central City
Specific Plan: None
Certified NC: Downtown Los Angeles
GPLU: High Medium Residential
Zone: [Q]R5-2D
Applicant: 649 Lots, LP
Representative: Craig Lawson & Company,
Jim Ries

PROJECT LOCATION: 649 South Wall Street (317-325 East 7th Street)

PROPOSED PROJECT: Demolition of an existing one-story commercial building and surface parking lot and the construction of a seven-story mixed-use building with 54 restricted affordable efficiency dwelling units, one manager unit and approximately 25,000 square-feet of medical uses on the ground floor with 25 automobile parking spaces and 68 bicycle parking spaces in the [Q]R5-2D Zone.

EQUESTED ACTION: The Deputy Advisory Agency will consider:

- 1) Pursuant to Section 17.03 of the Los Angeles Municipal Code, Tentative Tract Map No. 73756-CN to permit a one-lot subdivision for the construction of a new seven-story mixed-use building with 54 restricted affordable efficiency dwelling units, one manager unit and approximately 25,000 square-feet of medical uses on the ground floor in the [Q]R5-2D Zone located on an approximate 14,569 net square-foot site;

- 2) Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (ENV-2015-3203-MND) for the above referenced project; and
- 3) Pursuant to Section 21081.6 of the California Public Resources Code, the Advisory Agency will consider adopting the Mitigation Monitoring Program for ENV-2015-3203-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 e-mailed to jordann.turner@lacity.org.

REVIEW OF FILE: The complete 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 4:30 p.m., Monday through Friday. Please call Jordann Turner at (213) 978-1365 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.