

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: Deputy Advisory Agency/
Hearing Officer for the
City Planning Commission
Date: **Thursday, March 24, 2016**
Time: **9:00 a.m.**
Place: Los Angeles City Hall
200 North Spring Street
3rd Floor
Public Works Board Room 350
Los Angeles, CA 90012
Officer: Michelle Levy
Phone No.: (213) 978-1203
Email: Michelle.Levy@lacity.org

Griselda Gonzalez
(213) 978-1210
Griselda.Gonzalez@lacity.org

Case No.: CPC-2015-2714-VZC-SP-
DRB-SPP
AA-2015-3312-PMLA
CEQA No.: ENV-2015-2715-MND
Council No.: 11 – Bonin
Plan Area: Brentwood - Pacific
Palisades
Specific Plan: Pacific Palisades
Commercial Village and
Neighborhoods
Certified NC: None
GPLU: Community Commercial
Zone: C2-1VL, R3P-1VL

**Applicant/
Representatives:** Michael Gazzano,
Palisades Village Co. LLC

Matt Dzurec,
Armbruster Goldsmith &
Delvac LLP

**PROJECT
LOCATION:** The approximately 3.11 acre site is comprised of 11 irregularly shaped parcels, and bounded by Albright Street to the north, Sunset Blvd to the west, and Monument Street to the east. The project is located at 1029–1049 North Swarthmore Avenue; 1012–1032 North Swarthmore Avenue; 1023–1055 North Monument Street; and 15229–15281 West Sunset Boulevard in the Brentwood–Pacific Palisades Community Plan area in the city of Los Angeles and the Pacific Palisades Commercial Village and Neighborhoods Specific Plan.

**PROPOSED
PROJECT:**

The proposed project involves the demolition of existing buildings and surface parking lots to construct a mixed-use project composed of nine new buildings on three properties totaling approximately 3.11 acres. The project proposes one- and two-story buildings with a floor area ratio of 0.9:1 and a maximum building height of 30 feet. The project proposes a mix of uses that total approximately 116,215 square feet of floor area, including retail, restaurants, offices, eight residential units, a specialty grocery store, walk-in bank, a movie theater, and a community room. The project proposes open space that totals approximately 0.35 acres.

The project includes 470 off-street vehicle parking spaces in two levels of subterranean parking, with designated electric vehicle charging spaces. The project will also include 98 bicycle parking spaces and an on-site Bike Share program. Additionally, the project increases the amount of on-street parking available along Swarthmore Avenue to 29 diagonal spaces with a proposed modification of Swarthmore Avenue between Monument Street and the existing vehicle alley (north of Sunset Boulevard), from a two-way street to a one-way street. A pedestrian alley vacation is proposed between Sunset Boulevard and the existing vehicle alley (north of Sunset Boulevard). A street vacation is proposed for the existing alley between Swarthmore Avenue and Monument Street and reconfiguration from a one-way public street to a two-way private street. A total of 100 non-native trees would be removed pending a tree removal permit issued by the City of Los Angeles, Department of Public Works. The project would require a haul route to permit the export of approximately 122,000 cubic yards of soil.

The Brentwood–Pacific Palisades Community Plan designates the project site as Community Commercial land use with C2-1VL and R3P-1VL zoning. The Project Site is located within the Pacific Palisades Commercial Village and Neighborhoods Specific Plan and the Commercial Village Subarea. The project requests a Vesting Zone Change from R3P-1VL to C2-1VL for parcels at 1033 -1027 N. Swarthmore Avenue, 1049 – 1051 N. Swarthmore Avenue, 1055 N. Monument Street, and 1022 – 1032 N. Monument to permit the construction of portions of the commercial development. The surrounding and abutting properties are developed with a mix of commercial, multi-family residential and single-family residential uses. Directly abutting the southwest and northwest portions of the Project Site are commercial uses with C2-1VL zoning. Additionally, to the northeast and east, across Monument Street and Albright Street, are residential uses zoned [Q]R3-1 and R1-1.

The project requests a Specific Plan Amendment to include new definitions for roof features, building height, public accessway, and to create the Commercial Village Subarea A with specific sign regulations, alcohol use conditions, and streetscape designs for portions of Swarthmore Avenue, Monument Street, Sunset Boulevard, Albright Street, and the vehicle service alley north of Sunset Boulevard. The project requests a Specific Plan Design Review Board approval and a Specific Plan Project Permit Compliance for the proposed plans.

**REQUESTED
ACTION:**

The Deputy Advisory Agency will consider:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of the Mitigated Negative Declaration (ENV-2015-2715-MND), for the above referenced project; and
2. Adoption of the Mitigation Monitoring Program (MMP) prepared for ENV-2015-2715-MND for the above referenced project; and

3. Pursuant to LAMC Section 17.50, consideration of a Parcel Map including a merger and resubdivision to allow for the creation of four (4) lots, involving the vacation of two public alleys and the vacation of approximately 2,857 square feet of public right-of-way along Sunset Boulevard (vacated land would merge and become part of the project area).

The City Planning Commission will consider:

1. Pursuant to LAMC Section 12.32 Q, a **Vesting Zone Change** from R3P-1VL to C2-1VL for parcels at 1033 -1027 N. Swarthmore Avenue, 1049 – 1051 N. Swarthmore Avenue, 1055 N. Monument Street, and 1022 – 1032 N. Monument Street, to permit the construction of portions of the commercial development; and
2. Pursuant to Section 11.5.7 of the Municipal Code, a **Specific Plan Amendment** to create the Commercial Village Subarea A as depicted on Map 6, and text of the approved Pacific Palisades Commercial Village and Neighborhoods Specific Plan to reflect the Specific Plan Amendments requested herein; and
3. Pursuant to Section 11.5.7 of the Municipal Code, a Specific Plan **Project Permit Compliance Review** for a project within the Pacific Palisades Commercial Village and Neighborhoods Specific Plan.

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: Written communications may be mailed to 200 North Spring Street, (City Hall) Los Angeles, CA 90012. For the Parcel Map Case AA-2015-3312-PMLA address correspondence to Attn: Griselda Gonzalez (City Hall-Room 720). For the City Planning Commission Case, CPC-2015-2714-VZC-SP-DRB-SPP, address written correspondence Attn: Michelle Levy (City Hall-Room 620).

REVIEW OF FILE: **CPC-2015-2714-VZC-SP-DRB-SPP** and **AA-2015-3312-PMLA** including the application and the Mitigated Negative Declaration are available for public review at the Department of City Planning, 200 N. Spring Street, Room 621, Los Angeles, CA 90012 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. To review the City Planning Commission Case file, CPC-2015-2714-VZC-SP-DRB-SPP, please contact Maria Reyes at maria.reyes@lacity.org several days in advance to assure that the file will be available. To review the Parcel Map Case file AA-2015-3312-PMLA, please contact Hearing Officer Griselda Gonzalez at (213) 978-1210 several days in advance to assure that the file will be available. The files are not available for review on 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.*