

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, March 2, 2016
Time: 3:00 p.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Frank Quon
Phone No.: (213) 473-9987
E-Mail: frank.quon@lacity.org

Case No.: CPC-2015-3674-DB-SPR-ZAI
CEQA No.: ENV-2015-3675-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 13 – O’Farrell
Plan Area: Silver Lake-Echo Park-Elysian Valley
Specific Plan: None
Certified NC: Greater Echo Park Elysian
GPLU: General Commercial
Zone: [Q]C2-1VL
Applicant: Leong Yin Moy, Aragon Properties Corp.
Representative: Dana Sayles, three6ixty

PROJECT LOCATION: 1740, 1746, 1746 1/2, 1750, 1752, 1756, 1756 1/2 N. Glendale Boulevard

PROPOSED PROJECT: Demolition of two commercial buildings and the construction of a new 70 unit apartment building (including 62 residential apartment units and 8 live/work units), 5-stories, 67 feet high, with 89 semi-subterranean garage parking spaces. The project will include eight (8) density bonus units for Very Low Income households, with Parking Option 1 requirements, and 80 bicycle parking spaces, on an approximately 30,180 square foot site in the [Q]C2-1VL Zone. A haul route will be requested.

REQUESTED ACTION: The Hearing Officer will Consider:

- 1) Pursuant to Section 12.22-A,25 of the Los Angeles Municipal Code (L.A.M.C.), a 35% Density Bonus (with a set aside of 11%, 8 units, for Very Low Income households); a Density Bonus Parking Incentive (Parking Option 1) to allow 1 parking space for the 0-1 bedroom units and 2 parking spaces for the 2-3 bedroom units; for a total of 82 on-site parking spaces (after a 10% bicycle parking reduction), and two (2) On-Menu Incentives

and (1) Off-Menu Waiver as follows:

- a. Pursuant to Section 12.22-A,25(f)(4), an On-Menu Incentive to permit a 35% increase in Floor Area Ratio of 2.03 to 1 (61,269 sq. ft.), in lieu of the otherwise permitted 1.5 to 1 (45,270 sq. ft.);
 - b. Pursuant to Section 12.22-A,25(f)(5), an On-Menu Incentive to permit an increase of 11 feet of building height for a building of 56 feet in lieu of the otherwise permitted 45 feet;
 - c. Pursuant to Section 12.22-A,25(e)(2)(iv), an Off-Menu Incentive to permit the use of on-menu incentives in a Very High Fire Hazard Severity Zone;
- 2) Pursuant to Section 16.05 of the L.A.M.C., a Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms;
 - 3) Pursuant to Section 12.21-A.2, a Zoning Administrator's Interpretation to determine lot orientation, in that Glendale Boulevard frontage be the front yard, the Aaron Street frontage shall be a side yard, the northerly property be the side yard, and the eastern property line along the alley be the rear yard;
 - 4) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project; and,
 - 5) Pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV-2015-3675-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 North Spring Street, Room 721, Los Angeles, CA 90012 (attention: Frank Quon) or e-mailed to frank.quon@lacity.org.

REVIEW OF FILE: Case No. CPC-2015-3674-DB-SPR, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call Frank Quon at (213) 473-9987 or e-mail to frank.quon@lacity.org 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 o (213) 978-1911***