

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 live 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 for City Planning  
Commission

**Date:** April 4, 2016  
**Time:** 9:00 a.m.  
**Place:** City Hall 10<sup>th</sup> Floor, Room 1020  
200 North Spring Street  
Los Angeles, CA 90012

**Hearing Officer:** Blake Lamb  
**Phone No.:** 213-978-1167  
**E-mail:** Blake.Lamb@lacity.org

**Case No.:** CPC-2013-3548-SPR  
**CEQA No.:** ENV-2013-3549-MND  
**Incidental Cases:** None  
**Related Cases:** None  
**Council No.:** 1 – Cedillo  
**Plan Area:** Central City  
**Specific Plan:** None  
**Certified NC:** Historic Cultural  
**GPLU:** Community Commercial  
**Zone:** C2-2D, R5-2D  
**Applicant:** Lawrence Cimmarusti, Lucia  
Restaurant Holdings, LLC  
**Representative:** Bruce A. Miller, and  
Associates, Inc.

**PROJECT LOCATION:** 511 North Grand Avenue

**PROPOSED PROJECT:** Construction of 299 residential units and 8,000 square feet of retail square footage, for a total of 323,661 square feet of new construction on an approximately 59,930 square foot site. The building will be 22-stories and approximately 249'-6" feet in height. The project will provide 408 parking spaces and 411 bike parking spaces in one basement level, on the ground level, and in four above grade levels for a total of 6 levels of parking. Access to the parking area is provided via two driveways on North Bunker Hill Avenue. The site currently consists of 10 separate lots. A Burger King restaurant and an associated surface parking lot are located on six of the lots, and the remaining four lots are vacant. All existing improvements would be demolished.

**REQUESTED ACTION:** 1. Pursuant to Ordinance No. 164,307 a City Planning Commission Development Plan Review for a project with a Floor Area Ratio above 3:1;

2. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units.

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. After the hearing, the Hearing Officer will prepare a report, including a recommendation, which will be considered by the City Planning Commission at a later date.

**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.

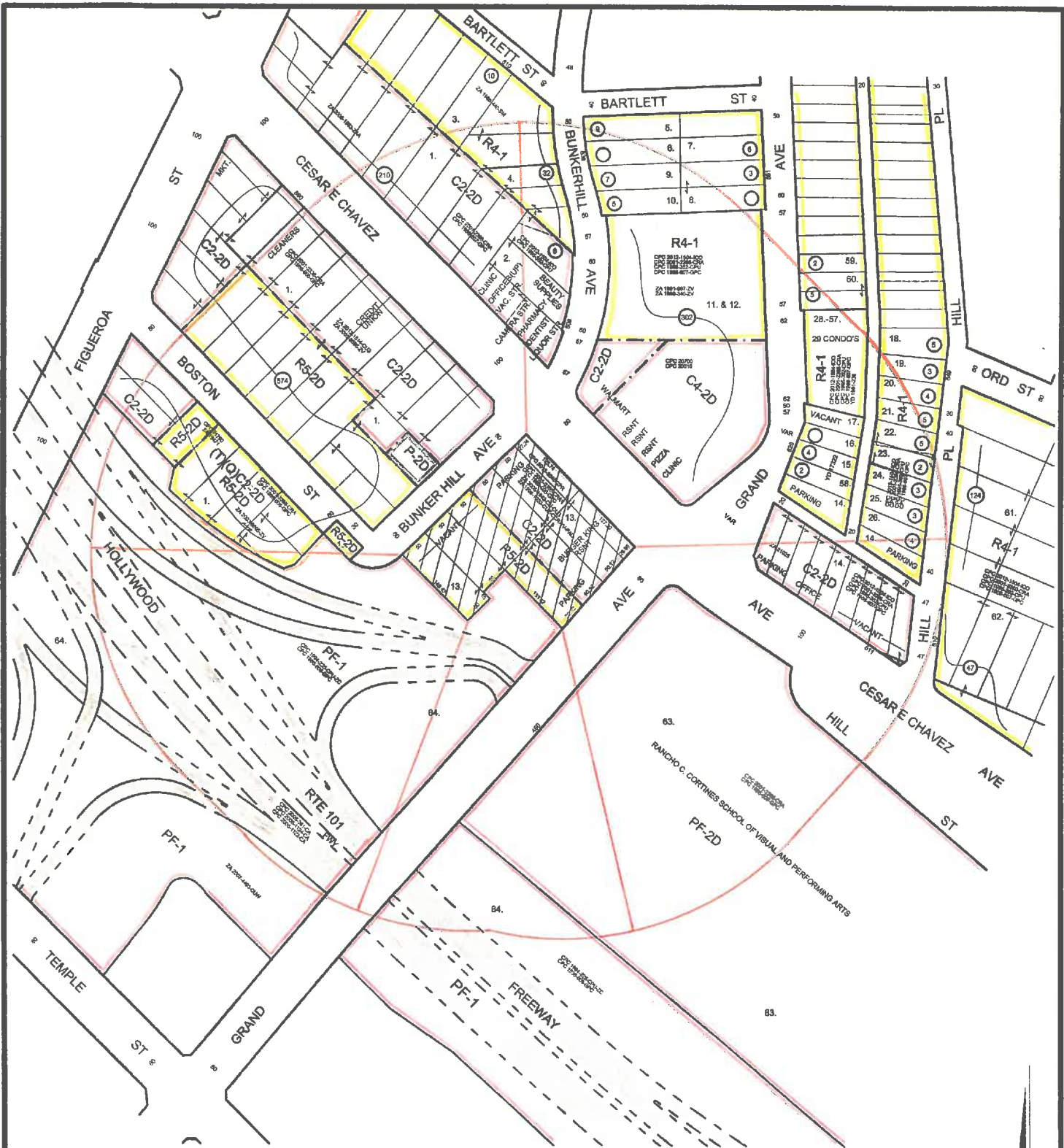
**ADVICE TO PUBLIC:** The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles Department of City Planning, 200 N. Spring Street, Room 621, Los Angeles, CA 90012 (Attention: Blake Lamb).

**REVIEW OF FILE:** CPC-2013-3548-SPR including the application and the environmental assessment are available for public inspection 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. Please call the Hearing Officer indicated at the top of this notice 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.*



## CPC - SITE PLAN REVIEW

LEGAL: LOTS 14-22, PARK TRACT, M.R. 7-26-27

C.D. 1  
C.T. 2071.01  
P.A. CENTRAL CITY

### GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD  
ALHAMBRA CA 91803  
(626) 441-1080 FAX (626) 441-8850

CASE NO.  
DATE: 03-16-2015  
SCALE: 1" = 100'  
USES FIELD  
D.M. 133.5 A 213,  
135 A 213  
T.B. PAGE: 634 GRID: F-2

1.36 NET AC.

