

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. A public hearing for this project was held on January 14, 2016. Since that time, an additional entitlement request for Specific Plan amendments have been added to the case. The City Planning Commission will conduct a limited Public Hearing on the additional request prior to the Commission making a determination on the case specified below. **NOTE: Additional entitlement changes are underlined. Previous entitlement requests not underlined are still under consideration, but no changes have been made to those requests.**

**Hearing By:** City Planning Commission  
**Date:** Thursday, April 14, 2016  
**Time:** After 8:30 a.m.  
**Place:** City Hall  
Public Works Board Room 350  
200 N. Spring Street  
Los Angeles, CA 90012

**Staff Contact:** Michelle Singh  
**Phone No.:** (213) 978-1166  
**Email:** michelle.singh@lacity.org

**Case No.:** CPC-2015-3990-GPA-ZC-SP  
**CEQA No.:** ENV-2010-0032-EIR &  
**Addendum**

**Related Cases:** CPC-2010-31-SP-AD  
**Council No.:** 15- Buscaino  
**Plan Area:** Southeast Los Angeles  
**Specific Plan:** Jordan Downs Urban Village  
**Subarea:** 1  
**Certified NC:** Watts  
**GPLU:** Medium Residential,  
Neighborhood Commercial,  
Commercial Manufacturing,  
Open Space, Public Facilities  
**Zone:** R3-UV, RAS3-UV, RAS4-UV,  
CM-UV, OS-UV, PF-UV, A1-UV

**Applicant:** Ramin Kianfar, Housing  
Authority of the City of Los  
Angeles

**Representative:** Eric Lieberman, QES Inc.

- PROJECT LOCATION:** The approximately 118.5 acre area bounded by 97<sup>th</sup> Street to the north, Grape Street to the west, 103<sup>rd</sup> Street to the south, and Alameda Street to the east, generally known as the Jordan Downs Urban Village Specific Plan, Subarea 1.
- PROPOSED PROJECT:** A General Plan Amendment and Zone Change to change land use designations and corresponding zones within the Southeast Los Angeles Community Plan for parcels within the boundaries of the Jordan Downs Urban Village Specific Plan Subarea 1, and a request to amend the Jordan Downs Urban Village Specific Plan.
- REQUESTED ACTION:**
1. Pursuant to procedures set forth in Section 11.5.7 of the Municipal Code, **a Specific Plan Amendment** to modify the language of the Jordan Downs Urban Village Specific Plan for the following sections:
    - a. Section 8.b: To allow surface parking in all Subareas, with a maximum 490 residential surface parking spaces.
    - b. Section 3.B.4: To permit the sale of alcohol for off-site consumption for a full-service grocery store, drug store, or pharmacy, per the procedures set forth in the South Los Angeles Alcohol Sales Specific Plan.
    - c. Section 6.H.8: To allow public entrances to face the parking lot for commercial buildings located along Century Boulevard in Blocks 1 and 2.
    - d. Section 6.H.9: To permit an average parking ratio of 4.5 spaces per 1,000 square feet of floor area for commercial development on Blocks 1 and 2.
    - e. Section 6.H.11: To permit loading docks and service bays to exceed 20 percent of the street frontage along the 97th Street frontage of Block 1 in Subarea 1.
- PREVIOUSLY REQUESTED ACTION:**
2. Pursuant to the California Environmental Quality Act (CEQA), **Find** that the project was assessed in the Jordan Downs Specific Plan EIR No. ENV-2010-32-EIR, SCH No. 2010021007 certified on April 17, 2013. As provided in EIR Addendum, **Find**, in the independent judgment of the decision-maker that pursuant to CEQA Guidelines Section 15162, based on the whole of the administrative record, no subsequent or supplemental EIR or negative declaration is required for approval of the project.
  3. Pursuant to Section 11.5.6 of the Municipal Code, a City initiated **General Plan Amendment** to change the following land use designations within the Southeast Los Angeles Community Plan for the blocks within the boundaries of the Jordan Downs Urban Village Specific Plan described below:
    - a. Open Space to Neighborhood Commercial: Blocks X, Y, Z, and a portion of 9E
    - b. Open Space to Public Facilities: Block 10A
    - c. Public Facilities to Open Space: a portion of Block 7
    - d. Public Facilities to Neighborhood Commercial: Block 12, and a portion of Block 7
    - e. Medium Multiple Family to Open Space: a portion of Blocks 19B, 20, and 23
    - f. Medium Multiple Family to Commercial Manufacturing: a portion of Block 24
    - g. Neighborhood Commercial to Commercial Manufacturing: Block 3A, and a portion of Block 3
    - h. Neighborhood Commercial to Open Space: a portion of Block 9D

4. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** to change the following zones within the Southeast Los Angeles Community Plan for the blocks within the boundaries of the Jordan Downs Urban Village Specific Plan described below to correspond to amended General Plan land use designations:
  - a. OS-UV to RAS3-UV: Blocks X, Y, Z, and a portion of 9D
  - b. OS-UV to PF-UV: Block 10A
  - c. PF-UV to OS-UV: a portion of Block 7
  - d. PF-UV to RAS3-UV: Block 12, and a portion of Block 7
  - e. R3-UV to OS-UV: a portion of Blocks 19B and 20
  - f. RAS3-UV to OS-UV: a portion of Blocks 9D and 23
  - g. RAS3-UV to R3-UV: Blocks 23 and 23A
  - h. RAS3-UV to CM-UV: a portion of Blocks 3 and 24
  - i. RAS4-UV to RAS3-UV: Blocks 4A, 8A, and 9A
  - j. RAS4-UV to CM-UV: Block 3A
  - k. CM-UV to RAS3-UV: a portion of Block 2
5. Pursuant to Section 11.5.7 of the Municipal Code, a **Specific Plan Amendment** to re-align Laurel Street as depicted on the Plan Maps, amend maps 1-6, Table 2, and text of the approved Jordan Downs Urban Village Specific Plan to reflect the Specific Plan Amendments requested herein.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. 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 (Michelle Singh, michelle.singh@lacity.org).

**REVIEW OF FILE:** CPC-2015-3990-GPA-ZC-SP, including the application and the environmental assessment is available for public inspection at the Department of City Planning, City Hall - Room 621, 200 North Spring Street, Los Angeles CA 90012 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. Please call the Staff Contact 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.*