

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, prior to a decision is rendered.

Hearing By: Associate Zoning Administrator
Date: Wednesday, April 20, 2016
Time: 1:00 P.M.
Place: Los Angeles City Hall
200 N. Spring St., Room 1020
Los Angeles, CA 90012

Staff Contact: May Sirinopwongsagon
Phone No.: (213) 978-1372
E-mail: may.sirinopwongsagon@lacity.org

Case No.: ZA 2015-4699(ZAA)(SPR)(DD)
CEQA No.: ENV-2015-4700-MND
Incidental N/A
Cases:
Related Cases: N/A
Council No.: 10
Plan Area: Wilshire
Specific Plan: N/A
Certified NC: Wilshire Center - Koreatown
GPLU: High Medium Residential
Zone: R4-2

Applicant: Garrett Lee, Jamison
Properties, LP
Representative: Jim Ries, Craig Lawson & Co,
LLC

PROJECT LOCATION: 411 South Normandie Avenue (401 – 457 South Normandie Avenue)

PROPOSED PROJECT: The construction, use, and maintenance of a seven-story multi-family residential building with 224 dwelling units and three-levels of subterranean parking, providing 373 automobile parking spaces and 247 bicycle parking spaces on an approximately 89,880 sq ft (2.06 acres) lot with the existing church to remain. The building will have an approximate height of 95 feet and proposes to grade and export approximately 46,000 cubic yards of dirt.

REQUESTED ACTION:

- 1) Pursuant to Los Angeles Municipal Code Section 12.28-A, an adjustment from Section 12.11-C,1 and 2 to allow a reduced front yard of 12 feet in lieu of the required 15 feet along the northern property line (4th Street) and a reduced side yard of 8 feet in lieu of the required 10 feet along the eastern property line (Normandie Avenue);
- 2) Pursuant to Los Angeles Municipal Code 16.05, Site Plan Review for a project that exceeds 50 or more dwelling units;
- 3) Pursuant to Los Angeles Municipal Code Section 12.21-G,3, a Director's Determination to

permit a 10 percent reduction to the required open space pursuant to Section 12.21-2(a);

- 4) Pursuant to Section 21082.1(c)(3) of the California Public resources Code, the Zoning Administrator will consider adopting the Mitigated Negative Declaration, (ENV-2015-4700-MND) for the subject use; and
- 5) Pursuant to Sections 21081.6 and 15097, the adoption of a Mitigation Monitoring Program for ENV-2015-4700-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 (or Email: may.sirinopwongsagon@lacity.org): Department of City Planning; 200 N. Spring Street, Room 721; Los Angeles, California 90012; Attn.: May Sirinopwongsagon, Case No. ZA 2015-4699(ZAA)(SPR)(DD).

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 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call May Sirinopwongsagon at (213) 978-1372 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) 978-7073