

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

Case Nos.: **APCC-2015-1040-SPE-SPP**

Date: **Monday May 9, 2016**

CEQA No.: ENV-2015-1041-MND

Time: **10:00 A.M.**

Related Cases: CHC-2009-HCM

Place: City Hall 10th Floor, Room 1020
200 North Spring Street
Los Angeles, CA 90012

Council No.: CD 1 – Cedillo

Plan Area: Westlake

Specific Plan: Central City West

Certified NC: Greater Echo Park

GPLU: Highway Oriented

Commercial/High Medium

Residential

Hearing Officer: Gregory J. Shoop

Zone: CW (RC4(CW)-U/3.7-O

Phone No.: (213) 978-1243

HPOZ: None

E-mail: Greg.Shoop@lacity.org

Applicant: The Albert Group/Steve

Albert

Representative: Same as above

PROJECT LOCATION: **1345-1349 W. 1st Street (Legal Description-Joseph Bayer First and Lakeshore Boulevard Tract Lots FR1- FR-9)**

PROPOSED PROJECT: The proposed development on the Project Site would involve the construction of a seven story, 85 foot in height Mixed Use Building containing 102 residential dwelling units and 3,451 square feet of ground floor commercial. Significant portions of the Bob Baker Marionette Theater Cultural Monument will be integrated and repurposed as part of the project.

REQUESTED ACTION: Hearing Officer will consider:

1. Pursuant to Los Angeles Municipal Code Section 11.5.7 F a Specific Plan Exception from (Section 6 (Land Use) F (3)(b)(1)(a) Area Regulations of the Central City West Specific Plan) to allow a variable front yard setback (from two feet to 23 feet, an average of 12 feet) along the 1st Street and Glendale Boulevard frontage instead of

- the 15 feet required for the first story of a building used in whole or in part for residential purposes.
2. Pursuant to Los Angeles Municipal Code Section 11.5.7 F, a Specific Plan Exception from (Section 6 (Land Use) F (3)(b)(1)(a) Area Regulations of the Central City West Specific Plan) to allow a zero front yard setback along the 1st Street and Glendale Boulevard frontage for the second floor residential parking garage, instead of the 15-feet required for the first story of a building used in whole or in part for residential purposes.
 3. Pursuant to Los Angeles Municipal Code Section 11.5.7 F, a Specific Plan Exception from (Section 6 (Land Use) F (3)(b)(1)(a) Area Regulations of the Central City West Specific Plan) to allow a zero rear yard setback along the alley for the second floor residential parking garage, instead of the 15 feet required for the first story of a building used in whole or in part for residential purposes.
 4. Pursuant to Los Angeles Municipal Code Section 11.5.7 C, a Specific Plan Project Permit to permit the construction of a seven story, 85 foot in height Mixed Use Building containing 102 residential dwelling units and 3,451 square feet of ground floor commercial.
 5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consider the Mitigated Negative Declaration (ENV-2014-1041-MND) and Mitigation Monitoring Program for the subject project.

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: Gregory J. Shoop for the case comments.

REVIEW OF FILE: **APCC-2015-1040-SPE-SPP** 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.*