

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, May 4, 2016
Time: 11:30 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: JoJo Pewsawang
Phone No.: (213) 978-1214
E-Mail: JoJo.Pewsawang@lacity.org

Case No.: CPC-2015-4522-DB
CEQA No.: ENV-2015-4523-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 11 – Bonin
Plan Area: Palms-Mar Vista-Del Rey
Specific Plan: Los Angeles Coastal
Transportation Corridor
Certified NC: Del Rey
GPLU: General Commercial
Zone: C2-1

Applicant: BJD Tarzana, LLC
Representative: Gary Benjamin / Elizabeth
Peterson Group

PROJECT LOCATION: 11612 West Culver Boulevard

PROPOSED PROJECT: The project involves the construction of a new 34,100 square-foot five-story mixed-use development including 47 residential units and 1,700 square feet of ground-floor commercial floor area. The project would provide 62 automobile (47 residential and 15 commercial) and 66 bicycle parking spaces. The maximum building height will be 60 feet.

REQUESTED ACTION: The Hearing Officer will Consider:

- 1) Pursuant to LAMC Section 12.22-A,25, a 35 percent Density Bonus with 11 percent reserved for Very Low Income Households, to permit the construction of a mixed-use development with 47 residential units and 1,700 square feet of ground floor commercial, utilizing Parking Option 1 and requesting three Off-Menu Incentives (waivers) pursuant to LAMC Section 12.22-A, 25(g)(3):

- a. a Floor Area Ratio (FAR) of 2.67:1 in lieu of the otherwise permitted 1.5:1 pursuant to LAMC Section 12.21.1-A; and,

- b. an Off-Menu Waiver to waive transitional height limitations for the alley fronting portion of the building within 99-feet from the nearest R-1 zoned property; and,
 - c. a reduced 5-foot western side yard setback in lieu of the required 8 feet pursuant to LAMC Section 12.14-C,2; and,
- 2) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) for the above referenced 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.

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: JoJo Pewsawang) or e-mailed to jojo.pewsawang@lacity.org.

REVIEW OF FILE: Case No. [CPC-2015-4522-DB](#), 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 JoJo Pewsawang at (213) 978-1214 or e-mail to jojo.pewsawang@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) 482-7073