

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 25, 2016
Time: 11:00 AM
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Oliver Netburn
Phone No.: (213) 978-1382
Oliver.Netburn@lacity.org

Case No.: CPC-2016-321-VZC-BL-ZAD-MSC-SPR
CEQA No.: ENV-2016-322-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 10
Plan Area: Wilshire
Specific Plan: None
Certified NC: Wilshire Center - Koreatown
GPLU: Regional Center Commercial
Zone: R4-2, R4P-2 and C4-2
Applicant: Garrett Lee, Jamison Properties, LP
Representative: Jim Ries, Craig Lawson & Company, LLC.

PROJECT LOCATION: 3974-3986 West Wilshire Boulevard and 3975-3987 West Ingraham Street

PROPOSED PROJECT: The project involves the demolition of a two-story 4,732 square-foot structure, a one-story 4,668 square-foot structure and a surface parking lot and the construction, use and maintenance of a new seven-story, 105-foot tall, 205,109 square-foot mixed-use development consisting of 228 dwelling units and 16,955 square feet of commercial floor area providing 340 automobile parking spaces within one (1) at-grade and two (2) subterranean parking levels.

REQUESTED ACTION: The Hearing Officer will consider:

1. Pursuant to Section 12.32-Q of the Los Angeles Municipal Code, a Vesting Zone Change from R4-2 & R4P-2 to C4-2;

2. Pursuant to Section 12.32-R of the Los Angeles Municipal Code, a Building Line Removal to remove a five-foot Building Line along Wilshire Boulevard established under Ordinance No. 59,577;
3. Pursuant to Section 12.21-G,3 of the Los Angeles Municipal Code, a Director's Determination to permit a 6% reduction in the amount of total required Open Space;
4. Pursuant to Section 12.24-X,22 of the Los Angeles Municipal Code, a Zoning Administrator's Determination to permit a maximum building height of 105 feet (105') between 100 and 199 feet of an R1 Zone;
5. Pursuant to Section 16.05-E of the Los Angeles Municipal Code, a Site Plan Review for a development which creates 50 or more dwelling units;
6. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (Case No. ENV-2016-322-MND) for the above referenced project; and
7. Pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV-2016-322-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 the Los Angeles City Planning Department, Expedited Processing Section, [200 North Spring Street, Room 763, Los Angeles, CA 90012](#) (attention: Oliver Netburn) or e-mailed to Oliver.Netburn@lacity.org.

REVIEW OF FILE: Case Nos. **CPC-2016-321-VZC-BL-ZAD-MS-SPR**, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Oliver Netburn at (213) 978-1382 or e-mail to Oliver.Netburn@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) 482-7071