

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: Hearing Officer
Date: Wednesday, May 25, 2016
Time: 1:00 p.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Jenna Monterrosa
Phone No.: (213) 978-1377
E-mail: jenna.monterrosa@lacity.org

Case No.: DIR-2015-2976-TDR-SPR
CEQA No.: ENV-2006-6302-MND-REC1
Incidental Cases: N/A
Related Cases: VTT-66505;
ZA-2006-6350(YV)(ZAA)(SPR);
ENV-2006-6302-MND
Council No.: 14
Plan Area: Central City
Specific Plan: None
Certified NC: Downtown Los Angeles
GPLU: Regional Center Commercial
Zone: C5-4D
Applicant: Maple Multi-Family Land CA,
LP
Representative: Craig Lawson & Co. LLC

PROJECT LOCATION: 850 S. Hill Street
(840, 844, 846, 848, 850, 852, 856 S. Hill Street and 217, 219, 221, 223, 223 ½, 225 W. 9th Street)

PROPOSED PROJECT: The modification of a previously approved project to allow the construction of a 27-story (approximately 320 feet above grade), mixed-use residential project with 305 dwelling units and 6,171 square feet of ground floor commercial space. A total of 336 vehicular and 342 bicycle parking spaces would be located on-site. The Modified Project includes development of approximately 257,569 sf of floor area with a proposed floor area ratio (FAR) of 7.45:1, based on a Transfer of Floor Area Rights ("TFAR") request.

REQUESTED ACTION: (1) Pursuant to LAMC Section 14.5.7, a Floor Area Transfer of less than 50,000 square feet to permit an increase of 49,999 square feet of floor area for a total of 257,569 square feet in lieu of 207,570 square feet;
(2) Pursuant to LAMC Section 16.05, the approval of Site Plan Review for a project creating 50 or more residential dwelling units; and

- (3) Pursuant to Section 15162 and 15164 of the State's Environmental Quality Act (CEQA) Guidelines consider the Addendum (ENV-2006-6302-MND-REC1) with the adopted Mitigated Negative Declaration (ENV-2006-6302-MND) prior to making a decision on the Modified 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 project 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 N. Spring Street, Room 721, Los Angeles, CA 90012 (attention: Jenna Monterrosa) or by e-mail at: jenna.monterrosa@lacity.org.

REVIEW OF FILE: DIR-2015-2976-TDR-SPR, 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 Jenna Monterrosa at (213) 978-1377 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

This hearing notice is available online on the Department of City Planning's website [<http://planning.lacity.org>]. Under "Commissions & Hearings," Click hearing date "May 25, 2016" and the notice will be linked under "Hearing: Director of Planning." Once online, the Addendum to ENV-2006-6302-MND, along with the referenced Appendices, are linked electronically at:

[ENV-2006-6302-MND-REC1](#) and [ENV-2006-6302-MND-REC1 Appendices](#)

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