

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

And: ☒ Within a 500-Foot Radius

☐ 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 for the City Planning Commission

Date: Wednesday, June 29, 2016
Time: 10:00 A.M.
Place: City Hall 10th Floor, Room 1020
200 North Spring Street
Los Angeles, CA 90012

Hearing Officer: Debbie Lawrence
E-mail: Debbie.Lawrence@lacity.org

Case No.: CPC-2015-779-ZC-GPA-
SPR-DB
CEQA No.: ENV-2015-780-MND
Council No.: CD 8 – Harris-Dawson
Plan Area: West Adams-Baldwin Hills-
Leimert
Specific Plan: South Los Angeles Alcohol
Sales
Certified NC: Empowerment Congress
West
GPLU: Low Medium II Residential
Zone: RD2-1

Applicant: Abraham Shofet
JMDB Holdings
Representative: Armen Ross
The Ross Group

PROJECT LOCATION: 3831 W. Stocker Street

PROPOSED PROJECT: The Applicant proposes a General Plan Amendment and Zone Change to change land use designations and corresponding zones within the West Adams-Baldwin Hills-Leimert Community Plan, waiver of development standards not on the menu of Density Bonus/Affordable Housing Incentives to allow a building 56 feet in height in lieu of 45 feet in a Very High Fire Hazard Severity Zone, and Site Plan Review to allow the construction of a 121,515-square foot, 127-unit multi-family residential building. The applicant will utilize a 23 percent Density Bonus to set aside 9 of the total units for Very Low Income households for a period of 55 years.

REQUESTED ACTION:

1. Pursuant to Section 11.5.6 of the LAMC, a **General Plan Amendment** to change the land use designation within the West Adams-Baldwin Hills-Leimert Community Plan from Low Medium II Residential to Medium Residential;
2. Pursuant to Section 12.32 of the LAMC, a **Zone Change** from RD2-1 to (Q)R3-1;
3. Pursuant to LAMC Section 12.22.A.25(g)(3) a **waiver of development standards** not on the menu of Density Bonus Incentives, to allow a 56-foot tall building in lieu of a 45-foot tall building in a Very High Fire Hazard Severity Zones;
4. Pursuant to LAMC Section 16.05, a **Site Plan Review**, for a development with 50 or more dwelling units; and
5. Pursuant to Section **21082.1(c)(3)** of the California Public Resources Code, Consider the **Mitigated Negative Declaration** ENV-2015-780-MND and Mitigation Monitoring Program 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. 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 721, Los Angeles, CA 90012 Attention: Debbie Lawrence.

REVIEW OF FILE: **CPC-2015-779-ZC-GPA-SPR-DB** including the application and the environmental assessment are available for public inspection at the Department of City Planning, 200 N. Spring Street, Room 721, 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.*